

## **2010 SPRING NEWSLETTER**

Residents: Greetings from the Amity Place Board of Trustees and Hampshire Property Management Group.

### **Well Application**

Because the Association is applying for permission to drill a lawn irrigation well on our property, we are required to notify all abutters. If this newsletter comes to you by registered or certified mail, return receipt requested, it is to comply with the Amherst Board of Health Regulations. A full copy of the application and map is posted in our mailbox shed. The purpose of the well is to reduce our lawn irrigation costs.

We are glad to see the approach of spring. We want to take this time to bring you up-to-date on projects and urge you to follow some friendly reminders.

### **Landscaping**

Kelley-Green Lawn Care has just about finished the spring clean-up. They will be trimming bushes in mid- June. Because so many residents have their own gardens, the crew is reluctant to interfere in your area unless specifically asked.

If you wish to repave your patio, please let Maura know so bricks can be purchased. The work is to be done in the fall by Peter Kelley; the newer patios add value to your property and are easier to maintain.

The association has a limited number of tools (chainsaw, ladders, loppers, pry bar and shovels) that can be loaned out. If you need assistance, some of the Ninjas may be able to assist in your work.

If your downspout splash block (s) needs to be reset or replaced, let the association know.

It is permissible to dry your clothes outside using a drying rack as long as the rack goes inside at night.

### **Drainage**

Our consulting engineer, George Costa, PE, has drawn up plans for improving the drainage behind #9-10 and #67-71. These projects will involve excavation and the laying of new underground pipes. We expect the work to be done this summer.

### **Patio Doors**

A number of units have replaced their patio doors and we expect that to be ongoing. It is an owner responsibility. Your rear patio door does not have to include grids but the association encourages keeping grids on all front windows, if possible. We know the old grids are frail and hard to replace; we have yet to find a suitable substitute in local stores.

## **Summer Painting Schedule**

Pursuant to our long-term painting plan, the following units will be painted this summer:

#18-19 (parts)

#61-62

#67-72

#73-77

Painting will probably start by August (weather permitting). Areas around these units must be clear of plantings so the painters have clear access to the buildings. If there is greenery in the affected areas, please make sure it is well trimmed when the painters are on site. Our painting contractor needs a space of at least twelve inches from the wood. Prior to painting, A & Z will be replacing clapboards and doing maintenance carpentry, including the repair of leaking chimneys.

## **Web Information**

HPMG has a number of documents related to Amity Place on its website. Our Master Deed, Rules and Regulations, policies regarding renting a unit, recycling info, and copies of our minutes of monthly and annual meetings as well as newsletters are all available with a click of your mouse. This is valuable information for anyone contemplating a purchase or a sale of an Amity Place residence. See for yourself at [www.hpmgnoho.com](http://www.hpmgnoho.com)

## **Limit on Rentals**

To comply with federal mortgage underwriting standards, investors may rent out no more than 20% of the units at Amity Place at any time. Rentals to relatives do not count. Currently, renters occupy sixteen units so we are now at the limit. This means, at the moment, under the association's rental limitation policy, no investor will be allowed to purchase as an investment. The text of the policy is recorded on the land records and can be accessed at the HPMG's website.

The rental registration form is also available. For each rental unit, a form should be on file with HPMG. Landlords lacking advance approval may be subject to a \$1000 fine.

## **Vendors**

Here is a list of vendors who have worked at AP, to generally good reviews.

All Seasons Heating/Air	800-520-9842
Pickering and Sons (Plumbing)	413-584-1634
Schneider Plumbing/ Heating	413-536-1634
Absolute Air Quality service	413-256-0230
A-One Window Cleaning	413-584-7888; Melody@AONEWINDOW.com
Cooper Appliance Services	413-549-7700 (plumbing, also)
Dean Powers Electric	413-584-3533

## **Hot Water Heaters**

Hot water heaters are supposed to last about 14 years. When they fail, the cost of repairs to your unit and your neighbors' unit can be tens of thousands of dollars. If your heater rumbles, rattles; or, if you find rust around the bottom, please replace it. Remember, this is an owner responsibility.

## **Parking**

Cars with Blue stickers or no stickers belong in garages or face fines and, or towing.

### **Street Safety**

Motorists should exercise caution while driving on our roadways. To avoid injuries, we urge parents to be vigilant when their children play in or near our streets and sidewalks. Our speed limit is 15 MPH; please observe it. To minimize air pollution, we discourage idling cars at the mailboxes.

### **Ninjas**

Our volunteer landscapers have done remarkable work. Surprisingly, there's still work to be done, including planting as well as trimming. If you'd like to help, and meet your neighbors, watch the mail shed for dates.

### **Minutes by E-Mail**

If you would like to receive the monthly minutes by e-mail, please contact Cathy at the address on the last page. Currently, about 40 owners receive minutes this way. We'd like to make sure that all in the community (owners and tenants alike) are kept aware of what's going on. E-mail is also the best way to communicate with HPMG: [mam@hpmgnoho.com](mailto:mam@hpmgnoho.com). Your e-mails to the management company will produce better results if they are factual and polite.

### **Annual Meeting**

Please mark your calendar for Tuesday, October 12, 2010, 6:30 PM—9PM.

There will be a trustee election and a report on the year's operation.

We are grateful to the owners who attend the annual October meeting; it allows us to answer questions, transact business, and introduce the management team. It also provides an opportunity to get to know your neighbors.

We are meeting in the lower level meeting room at the Jones Library.

Doors open at 6:30; the meeting will begin at 7 PM. Renters are welcome but only owners can vote.

### **Tag Sale**

Those interested in a community tag sale in September, contact Leslie Crouse, #21, 413-549-1166.

### **Pre-payment of Monthly Fees**

In the first year our new reserve contribution policy yielded \$14,042.

The Association thanks those who keep their accounts current and especially those who pre-pay. Due to prudent management, the finances of the association are in good shape.

We wish all our residents and owners a happy summer.

### **The Board of Trustees:**

Phil Shaver.....Unit 69.....President: [pshaverlaw@aol.com](mailto:pshaverlaw@aol.com)

Edwin Newalu.....Unit 24.....Treasurer: [elnewalu@Comcast.net](mailto:elnewalu@Comcast.net)

Cathy Harraghy....Unit 17.....Secretary: [harraghy@verizon.net](mailto:harraghy@verizon.net)

Bryan Trainor....Unit 45

Ann Holland...Unit 61