

Scotty Hollow Lantern

SCOTTY HOLLOW WEBSITE

When you visit Scotty Hollow's web site (www.scottyhollowcondos.com), you will find a considerable amount of information to assist you in all areas of interest related to life at Scotty Hollow.



Feel free to visit www.scottyhollowcondos.com to acquire insurance certificates for your mortgage holder and all the information needed by a real estate agent for listing your home and a variety of forms for your use (Clubhouse forms, pet applications, vendor names and approved replacement doors, windows, etc).

ROUTE 40 CLEAN AIR COALITION

The coalition working to stop the construction of the asphalt plant is in need of funds. If possible, you may make a donation of any amount, payable to Route 40 Coalition, and send it to Property Management of Andover.

IMPORTANT MEETING RE: ASPHALT PLANT

There will be a meeting on Monday, March 22, 2010, at the Stoneybrook School, 9 Farmer's Way, Westford, off of Route 40, in the Auditorium at 7:35 PM, regarding the proposed asphalt plant. The Town of Westford Board of Health and the Planning Board will be there. If you can, please try to make the meeting.



TIRED OF WRITING CHECKS?

Enterprise Bank, in conjunction with Property Management of Andover, offers an automatic drafting of your monthly condominium fee from your



designated account at no charge. The convenience of this service will guarantee that your monthly fee will be received on time. Late fees become a thing of the past. You may apply for this service by filling out a one page form. Call Property Management of Andover if you are interested in starting this convenient service.

CLUBHOUSE FUNCTIONS

Planning a baby shower, graduation party, reunion, special birthday celebration, or meeting rooms for colleagues, consider the club house at Scotty Hollow. It features a full kitchen, tables and chairs, a fireplace in a nice wall to wall carpeted room.



Sliding doors offer lots of natural light. Call Property Management of Andover for more details. 978-683-4101.

LIGHTS OUT?

If you notice a lamppost light out on our property, please call the staff at Property Management of Andover (978-683-4101) to have the bulb changed. Please be descriptive as to the location of the light (front, rear, side, etc.).



IMPORTANT DOOR AND WINDOW INFORMATION

If you are thinking about window or door replacements at your home, please make sure you review the following information prior to purchasing these items. Only approved styles, models, etc. may be installed. If you install a door or window that has not been previously approved by the Board of Trustees, you will be required to correct the situation and bring your unit's exterior into compliance.



Save yourself time and money by following these guidelines!

Patio and Deck Door Slider

The replacement for your patio and deck door slider is the:

Frenchwood Gliding Patio Door manufactured by Anderson Door and Window. *If your unit has a beige trim, you must purchase the door with a **Sandstone** exterior. All other unit owners at Scotty Hollow must purchase the door with a **Terratone** exterior.*

There are no other substitutes permitted.

Storm Door Replacements

If you are looking to install a new storm door, the door is called a:

- 1) One Touch Mid-View, Model 3825 manufactured by Pella. The color of the door must be brown and the hardware must be brass.

There are no other substitutes permitted.

Skylights

Skylight windows have been failing. Leaks and stains appearing around and below the window are signs of failure. Residents must contact Property Management of Andover prior to ordering a replacement (Model is Vellux 606) to ensure conformity, their installer's qualifications and insurance policy correctness. Roof shingle replacements are available from Scotty Hollow.

Garage Door Replacements

The new garage door replacements are available through Pelham Building Supply. Paul, the contact person at Pelham Building Supply, may be reached at 603-635-7555.

Window Replacements

The approved replacement windows are manufactured by Harvey Industries. The product line is called "Majesty" window. Homeowners interested in replacing their windows may contact Property Management of Andover at 978-683-4101 for additional details/literature.

Double pane windows eliminate the exterior storm windows, these windows are designed for easy cleaning and will not need painting or glazing of individual panes. Multiple window panes will be replaced with one solid pane of glass with the pane dividers installed between the double panes of glass.

Window Repairs/Broken Seals

Do you have condensation between your window panes? Is the seal on your windows broken? A few homeowners have recently utilized Moliterno Glass of Lowell (978-275-3835) to repair broken seals on their windows. They were pleased with the professionalism of the crew as well as the costs.

INSURANCE INFORMATION

Insurance protection is required of all residents and nonresident owners of Scotty Hollow. The policy that resident owners obtain is referred to as an HO6 insurance policy. The HO 6 is written by insurance carriers specifically for condominium resident owners. The policy will protect your personal property, personal liability and, building protection (referred to as real property). All interior walls, fixtures, stairs and kitchen are some examples of interior covered real property within your home. Building protection must include \$5,000.00 to pay Scotty Hollow's master insurance policy deductible in the event of a loss to the interior or exterior of your home. It is recommended that you estimate improvements to your home and include the amount with the \$5,000.00 building coverage. Failure to specifically include a minimum of \$5,000.00 for deductible coverage will result in you self-insuring for this amount in the event of a loss to your home.



MAIL HUT POSTINGS

Please be advised that anonymous and unapproved postings on the mail hut bulletin boards are not permitted. These postings will be removed by management personnel.



RUBBISH PICK UP

Rubbish must be left out in covered barrels. Barrels and recycling bins may not be left outdoors on any day other than collection day (Mondays – unless Monday is a holiday). They must be stored indoors at all other times.



Rubbish pick up does not include appliances, old rugs, water heaters or furniture. Paint, chemicals and car parts will not be picked up as well. Please contact the Town of Chelmsford Trash and Waste Office at 978-250-5203 for more information on disposal of these types of items. If you have a problem with the trash removal or recycling pick up, you should contact the Town of Chelmsford directly as this is a Town provided service.

PET REGISTRATION

Pet ownership is a privilege that is given to homeowners via the condominium documents.



All pets (dogs and cats) must be pre-approved by the Board of Trustees prior to their living at Scotty Hollow.

It has recently come to our attention that there have been sightings of un-leashed cats in the area. Please remember that cats may not be left unattended at Scotty Hollow. Also, please do not leave your dogs tied up on a leash outdoors; it is against the Scotty Hollow rules and regulations.

INTERIOR VENTILATION AND INSULATION

Several residents have taken the step of installing corrected ventilation and improved insulation within their crawl spaces. Extending bathroom ventilation outdoors, adding floor, wall and the interior side door insulation in your crawl space saves heat and reduces ice back up water damage. Open the vents at the apex where your roof and floor meet so you can see daylight from inside your crawl space. This must occur to allow air to flow from outside. Temperature within your crawl space should be very close to the temperature outside.

FIRE EXTINGUISHERS A MUST

Please be sure that your fire extinguisher has not expired. They have a finite life. Your extinguisher should be an "A B C" or All fire extinguisher.

Are you prepared to stop a pan fire? Keep a pan cover near your stove. It will quickly smother a flame within a pan.

According to the fire-related information that was previously mailed, please remember that the extinguisher's continuing dependability relies on vigorously shaking several times a year.



OUR RULES AND REGULATIONS

Our Rules and Regulations at Scotty Hollow are strictly enforced for everyone's benefit. If you do not have a copy of the Rules and Regulations, contact Property Management of Andover to have one sent to you. The Rules are not intended to cause hardship or discriminate. Everyone will benefit from rule enforcement.



In most cases, the Rules are just reminders of what we should already be doing daily to be considerate of others. The rest of the Rules and Regulations are there to preserve the common areas owned by all of us.

VEHICLE FLUIDS

If you start to notice vehicle fluids in your parking area, please have your vehicle repaired. The cost to clean up the fluids is expensive.



YOUR RELOCATION VOTE IS NEEDED

We would like to encourage Scotty Hollow residents to vote in the election on April 6, 2010. We ask you to support us in voting "yes" to relocate the DPW from Richardson Road. The current site has a direct impact on the drinking water supply that services North Chelmsford, and Scotty Hollow. A "yes" vote should save us from remediation to correct potential future contamination of our water supply caused by the current Richardson Road DPW site. At risk are fees and tax payers' money for possible legal fees, all related to the likely contamination of our wells. The relocation will allow the sewer/DPW to move and eliminate building lease costs.



EXTERIOR DECORATIONS

Decorations displayed from your building's exterior are not permitted except during holiday seasons. Wind chimes, wind socks, mobiles and all other decorations are prohibited. Please remove any exterior decorations that you may have. Bird feeders may not be hung from trees and building exteriors.

