

Scotty Hollow Lantern

SCOTTYHOLLOWCONDOS.COM

The Scotty Hollow website (www.scottyhollowcondos.com) has been updated with the current year's information.

When you visit Scotty Hollow's web site, 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 information on 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, etc).

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.

SPEEDING

Please slow down on Scotty Hollow Drive. The speed bumps are a reminder that there are children and animals in the area of the Clubhouse. Stopping at each speed bump will protect our children.



SPRING CLEAN UP

Our sprinkler system is fully operational and will be started up during the Spring clean up. If you notice any sprinkler heads working improperly, please contact Property Management of Andover (please be descriptive as to the location of the sprinkler head). The system is fully automated.



2008 REPAIR AND PAINT SCHEDULE

A1 and A28 are scheduled for major carpentry repairs prior to the commencement of painting this year. Residents of these homes may plan on using the deck areas without disturbance. After carpentry has been completed, painting will follow later on in the year. Notification prior to painting commencing will be provided to all residents of these homes by the painting contractor.



COMMON AREA MAINTENANCE

Now that Spring is here, we ask homeowners to take a look around the exterior of their home. If you notice any common areas that require maintenance, please place your findings in writing and forward them to Property Management of Andover, P.O. Box 488, Andover, MA 01810. Thank you.



SPRING REMINDERS

- One hanging plant may be displayed from the underside of an owner's deck or from a soffitt overhang above your front door - if your style home has an overhang.
- Display of exterior decorations, including wind chimes, windsocks, plaques, signs, etc. is not permitted.
- Decks should not be used as storage areas.
- With the warmer weather, windows are open. Loud music, barking dogs, etc. are disturbing to the neighborhood.
- Linens, towels, clothing, etc. are not permitted to be hung from deck rails or exposed to public view for any length of time. Clothes lines and drying racks are not permitted as well.

ELECTRONIC CONDOMINIUM FEE PAYMENTS

Last month, Property Management of Andover announced a new program for payment of condominium fees. EFT (Electronic Funds Transfer), allows Enterprise Bank to receive your condominium fee payment electronically from your bank. Please fill out the enclosed form and return to Property Management of Andover to receive this new service. You may also find the form to download on our website under Helpful Hints.

CLUBHOUSE RENTAL POLICY

Our beautiful Scotty Hollow Clubhouse is available for residents to hold private functions. There is a fully applianced kitchen, living room, two bathrooms, and over-sized dining area. It is much less expensive than renting a hall and it couldn't be more convenient. There are forms available at the management office to reserve the facility (these forms are also available online at scottyhollowcondos.com). You must contact Maria at Property Management of Andover (978-683-4101) 3-4 weeks prior to your planned function date. An advance payment of \$225.00 is required at booking, of which \$100.00 is returned following the facility's "check up." The net cost to homeowners reserving the Clubhouse is \$125.00 (if the facility is properly cleaned and damages and rule infractions have not occurred). **Please note: function attendees are not permitted to use the pool facilities.**



LIGHTS OUT?

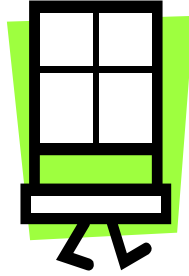
If you see a lantern or street light out, please notify the management office at 978-683-4101. There is a 24 hour voice mail and answering service so you may leave the information at any hour of the day or night. Please be sure to state if the light is in the front or rear and if it is a lantern or street light.



If your deck or front/back light is out, Chelmsford Hardware in Vinal Square has bulbs in stock. Bring your bulb to the store to obtain the correct match.

IMPORTANT DOOR & 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**

There are only two approved replacements for your patio and deck door slider.

- 1) Frenchwood Gliding Patio Door manufactured by Anderson Door and Window. *If your unit has a beige trim, you must purchase the door with a **Sandtone** exterior. All other units at Scotty Hollow must purchase the door with a **Terratone** exterior.*
- 2) French door that exactly matches the existing french door and can be purchased from Rivco, 603-889-4174.

There are no other substitutes permitted.

Storm Door Replacements

If you are looking to install a new storm door or replace your existing storm door, there are only two options:

- 1) One Touch Mid-View, Model 4825 manufactured by Pella. The color of the door must be brown and the hardware must be brass.
- 2) Storm door that matches the existing storm doors at Scotty Hollow. Mr. Bill Conaton is a carpenter who has installed these doors for many homeowners who have been pleased with his service. His telephone number is 603-898-7155.

Skylights

Skylight windows have been failing. Leaks and stains around and below the window are signs of failure. Residents must contact Property Management of Andover prior to ordering a replacement to ensure conformity, their installer's qualifications and insurance policy correctness.

Garage Door Replacements

The new garage door replacements are available through Pelham Building Supply. These fully insulated metal doors cost only \$650.00, installed. 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.

These double pane windows eliminate the exterior storm 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.

PET REGISTRATION

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

Pets currently unregistered must be registered with Scotty Hollow by June 30th, 2008. Please download the form from our website or contact Property Management of Andover.

ALL DOG OWNERS MUST PICK UP (POOPER SCOOPER) AFTER THEIR DOG.

The area surrounding the pool and Clubhouse is not an area where dogs may relieve themselves. The area around the old landfill and behind the pump station building is ideal for exercising your dog.



Supervised or not, dogs may not be left outdoors to run loosely and they may not be left tied up outdoors for any length of time. Cats are not permitted to roam freely within the community.

Failure to abide by the pet ownership rules, especially the roaming cat or dog and clean up rules may result in the assessment of fines for each rule infraction report and/or loss of pet privileges.

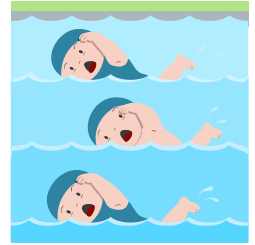
POOL RENOVATIONS

This year our swimming pool underwent a complete rehabilitation. The tile, coping and surface have been replaced. You will enjoy the area even more after new tables and umbrellas have arrived!



POOL OPENING!!!

Summer is upon us and with it comes the opening of the pool. The pool is scheduled for opening on Saturday, May 24, 2008. Pool hours are from 9:00 a.m. until 7:00 p.m.



Enclosed with this newsletter, **residents** will find two (2) new pool passes for your unit. Please discard all passes from previous years, as they are no longer valid. Please write your unit number on your passes and sign them as well. Each pass permits two individuals only.

Residents will be required to have their pool pass present when utilizing the pool area. Also, residents must always accompany their guests. The lifeguards are in charge of the pool and have the last "say" in all matters.

The last page of this newsletter contains the Scotty Hollow Rules and Regulations for the swimming pool area. Please keep these rules available for your referral. The swimming pool area is for everyone's enjoyment.

Thank you and have a nice summer!

POND AREA UPGRADE

Our pond area appears a bit worn. Beautification of the pond and surrounding area will start this summer.



CONDOMINIUM FEES

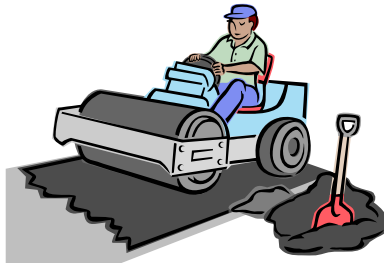
Condominium fees should be made payable to Scotty Hollow Condominiums (not Property Management of Andover). **Please be advised that there is a \$35.00 charge for any payment not honored by your bank** (i.e. returned for insufficient funds).



Late fees and writing checks is avoided when condominium fees are drafted from your designated account by Enterprise Bank.

ROADWAY PAVING

This Summer plans for the future paving of our roadways and other paved areas will be cleared. Paving will occur over several years.

**MONTHLY BOARD MEETINGS**

The Scotty Hollow Board of Trustees meets on the third Wednesday of each month, with few exceptions. The meeting is open to



homeowners at 7:30 p.m.

INSURANCE INFORMATION

The insurance agent for Scotty Hollow Condominiums is Fred C. Church Insurance Agency. The insurance carrier is Harleysville. If your mortgage holder is requesting proof of insurance or a certificate of insurance, you must contact Fred C. Church directly. Their telephone number is 1-800-225-1865 or 978-458-1865. **You may also order a Certificate of Insurance on-line at: www.fredcchurch.com.**

Follow these prompts: *Personal Insurance, Request for Certificate, Condominium Associations and Property Management of Andover.* Complete the form and submit the request.

Please keep in mind that you must maintain your own insurance policy (referred to as an H06 policy) on your condominium to protect your personal property, liability, the deductible portion of Scotty Hollow's policy (\$5,000.00) and personal improvements you have made to your home.

Your policy should also provide for any relocation expenses required if your unit becomes uninhabitable (i.e. due to fire, broken pipe, etc.). Please keep this information for future reference.

PARKING

When parking in front of your building during the day, please park in front of your home. Leave the roadway in front of your neighbor's home for their personal day time use. Your neighbors will appreciate this courtesy.

