

Scotty Hollow Lantern

UPCOMING ANNUAL MEETING

The 2005 Annual Meeting of the Scotty Hollow Condominium Trust is scheduled for **Wednesday, November 16, 2005** at 7:00 p.m. in our Clubhouse. Please watch your mail for more information on the meeting and please make every effort to attend this important meeting.

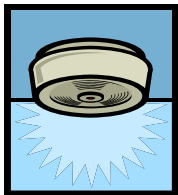


CANDIDATES FOR THE BOARD OF TRUSTEES

If you have considered seeking a seat on the Scotty Hollow Board of Trustees in the past, please consider submitting your name for the upcoming Annual Meeting Election. Forward a brief written note outlining your intentions to Property Management of Andover at P.O. Box 488, Andover, MA 01810. Your brief statement will be published to homeowners prior to the Annual Meeting.

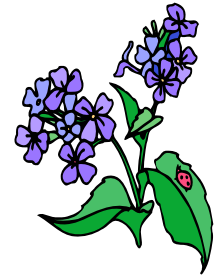
FIRE ALARM INSPECTION

The annual mandatory fire alarm inspection of all units in buildings containing 6 or more units has been scheduled for **Saturday, October 15, 2005**. All residents of those units have been notified via mail. If you live in one of the affected units and will be selling prior to October 15th – please make sure you inform the buyer of this State-mandated inspection date.



FAREWELL TO MAURA

This summer, after a courageous battle with personal illness, Scotty Hollow lost one of our fellow homeowners, Maura McKinley. Maura was also a member of the Board of Trustees for many years. Her input and assistance in the successful operation of Scotty Hollow will be truly missed. Goodbye Maura.



THANKS TO BOB AND PAUL

Bob Mercaldi and Paul Donaghue, volunteers who have served on the Scotty Hollow Board of Trustees for several years, have sold their homes at Scotty Hollow and have left the Board of Trustees. We thank Bob and Paul for their years of dedication to our community. We wish Bob and Paul good luck in their future endeavors!



SO YOU KNOW!!!

- Painting is on-going in C Circle and will be wrapping up over the next few weeks. Overall, the work performed by our new painting contractor has been satisfactory. If you live in C Circle and have questions or comments, please contact Property Management of Andover with your feedback.
- Timber walls and step replacements are on-going. Our plan is to address all hazardous steps first and follow up with wall timber repairs. Painting of walls and steps will soon follow.

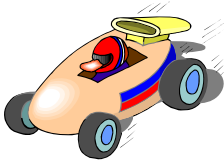
- Tree pruning occurred where limbs were too close to patios, decks and buildings.

SCOOTERS

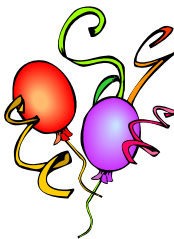
Motorized scooter usage is now legislated by the Commonwealth of Massachusetts (Chapter 90, Section 1E). Motorized scooters must be registered and have operational stop and signal lights. Operators of motorized scooters must wear head protection and have an operator's license. They are not permitted to be operated after sunset or before sunrise. In addition, only one passenger per scooter is permitted. Motorized scooters are not permitted at Scotty Hollow unless these legal requirements are followed.

**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. We have a number of young children in our community and extra care should also be taken when backing up your vehicle.

**CLUBHOUSE RENTAL POLICY**

The Clubhouse is available for residents to hold private functions. There are forms available at the management office to reserve the facility. 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 contact Coleen at Property Management of Andover (978-683-4101) 3-4 weeks prior to your planned function date. Refunds of deposits will occur within thirty days of the function.

**TIMBER RATTLER**

This past summer, a Scotty Hollow resident noted that a Timber Rattlesnake was observed behind E Circle. Typically, the snake is described as follows:



"3'9". Body thick. Head thick, triangular. Tail has silvery rattle. Dark phase has back head, dark gray body, black blotches edged in white, black tail. Pale phase yellowish brown, with dark brown blotches, black tail. CAUTION: poisonous; coils before striking. Retreat from rattled warning."

The snake was seen on the path just about 20 yards in from the back of Scotty Hollow.

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. Cats are not permitted to roam freely within the community.



All dog owners must pick up (pooper scooper) after their dog. Our lawns, mulched areas and the area surrounding the pool and Clubhouse are **not** areas where dogs may relieve themselves. The area around the old landfill and behind the pump station building are ideal for exercising your dog.

Failure to abide by the pet ownership rules (especially the roaming cat or dog and clean up rules) may result in the loss of pet privileges.

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

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 (800-572-1869)

There are no other substitutes permitted.

Window Replacements

The approved replacement windows are manufactured by Harvey Industries. The product line is called "Majesty" window. **The exterior color must be dark bronze.** 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. They were pleased with

the professionalism of the crew as well as the costs.

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 (can be purchased at Lowes). 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 are starting to fail. 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 \$550.00, installed. Paul, the contact person at Pelham Building Supply, may be reached at 603-635-7555.



Rear Door Inserts

A fellow homeowner was gracious enough to provide the following information regarding replacement glass/plastic inserts for the rear door (near the garage door):

Ordered from: Rivco, Inc.

332 Amherst Street, Nashua, NH
1-800-572-1869

Price: \$83.00 (2003 price)

Specifications: Diamond Grille for F1E

"Benchmark" vinyl insert 22" x 36"

Other: This is a special order and takes 4-6 weeks delivery time.

REFINANCING OR SELLING?

If you are in the process of refinancing or selling your home, you must obtain a 6(d) Certificate in order to close on the refinance or sale. You must contact Coleen at Property Management of Andover at 978-683-4101 to obtain this certificate. Your request for the 6(d) Certificate must be made at least ten days prior to the closing date in accordance with the General Laws of the Commonwealth of Massachusetts. You will not be able to close without this document. Do not delay your request for this extremely important document.



Lastly, there is a \$75.00 charge for the preparation of this certificate and the completion of all other closing paperwork and tasks (i.e. bank affidavits/questionnaires, telephone calls and faxes with information relative to the condominium – budgets, minutes, etc.).

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).



INSURANCE INFORMATION

The insurance agent for Scotty Hollow Condominiums is Fred C. Church Insurance Agency. The insurance carrier is Harleysville Insurance. 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 should ask for Noelle Gartside at extension 298. A minimum of 24-



48 hours notice is required for the production of this certificate. **You may also order a Certificate of Insurance on-line at: www.fredcchurch.com.** Follows these prompts: *Personal Insurance, Fred C. Church Programs, 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 and 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.