



# THE HOMESTEAD MILL

## Spring-Summer Newsletter

SPRING-SUMMER 2010

### Summer IS HERE

The Executive Board is pleased to provide news regarding several positive and significant initiatives.

#### UPCOMING / ONGOING PROJECTS

- ✓ DRYER VENT CLEANING IS COMPLETE
- ✓ ROOF REPAIRS ON BUILDING 25 HAVE BEEN COMPLETED, AS WELL AS INTERIOR PAINTING.
- ✓ FLOOD DAMAGE REPAIRS HAVE BEEN COMPLETED IN THE BASEMENT AND RESIDENTS CAN RETURN ITEMS TO THE COMMON STORAGE ROOM. PLEASE REMEMBER THAT THE STORAGE ROOM IS FOR RECREATIONAL ITEMS ONLY SUCH AS BIKES, CANOES ETC. ANY NON-RECREATIONAL, PERSONAL ITEMS WILL BE REMOVED.
- ✓ THE BOARD HAS APPROVED THE SERVICES OF CLIFFHANGER WINDOW WASHING AND AS SOON AS A DATE IS SET, RESIDENTS WILL BE NOTIFIED.
- ✓ THE BOARD HAS ALSO APPROVED THE INSTALLATION OF A WATER FILTRATION SYSTEM FOR BUILDING 15.
- ✓ PROPOSALS TO REPAIR OUR SMOKE STACK ARE CURRENTLY UNDER WAY. THE HOMESTEAD MILL IS ON THE NATIONAL HISTORICAL SOCIETY'S REGISTER AND WE WANT TO MAKE SURE THE INTEGRITY OF THE MILL IS INTACT.
- ✓ THE HVAC SEASONAL SWITCH OVER HAS BEEN COMPLETED AND YOU MAY USE THE COOLING SETTING ON YOUR UNIT.

#### PLEASE...

- ✓ HOME REPAIRS AND ALTERATIONS MUST BE MADE BY LICENSED AND INSURED VENDORS. ALL WASTE MATERIALS MUST BE REMOVED BY THE CONTRACTOR AND NOT PLACED IN THE ON SITE DUMPSTERS. CONTRACTORS MUST OBEY RULES AND REGULATIONS AND ONLY WORK DURING ACCEPTABLE HOURS AND DAYS.

- ✓ PLEASE REPORT VIOLATIONS TO TONY OR BARKAN MANAGEMENT \*VIOLATIONS WILL BE DISCUSSED WITH THE PROPERTY MANAGER BEFORE ANY NOTICES ARE MAILED
- ✓ DOGS ARE NOT ALLOWED BY RESIDENTS OR VISITORS
- ✓ PLEASE REMEMBER THAT THERE IS NO COURTYARD PARKING (20 MINUTE LIMIT); PICK UP AND DROP OFF ONLY AND BETWEEN 8:00AM-8:00PM ONLY.
- ✓ PLEASE REMEMBER THAT THE PARKING LOT IS ONE WAY COMING IN AND ONE WAY GOING OUT.
- ✓ VISITOR PARKING IS FOR VISITORS ONLY.
- ✓ FINES ARE NOW BEING ISSUED TO ANYONE CAUGHT VIOLATING THE TOWN OF SMITHFIELD RECYCLING LAWS. VIOLATIONS SHOULD BE REPORTED TO BARKAN MANAGEMENT OR TONY. PLEASE FIND TIPS ATTACHED.

#### THANK YOU

- ✓ OUR THANKS TO TONY. THE BOARD WOULD LIKE TO TAKE THE OPPORTUNITY TO THANK TONY RUSSELL AND BARKAN MANAGEMENT OF ALL THEIR HELP DURING THIS VERY STRESSFUL TIME. OUR DAMAGES COULD HAVE BEEN MUCH WORSE, BUT WITH THE HARD WORK OF ALL, INCLUDING THE SMITHFIELD FIRE DEPARTMENT; WE ESCAPED WITH A MINIMAL AMOUNT OF DAMAGE.

#### OUR SYMPATHIES

- ✓ OUR SINCEREST SYMPATHIES GO OUT TO OUR SUPERINTENDENT TONY FOR THE LOSS OF HIS MOTHER. WE WANT TONY TO KNOW THAT HE IS IN OUR THOUGHTS.

#### COMMUNITY LIVING

- ✓ SPRING IS HERE AND OUR CLEANUP HAD BEGUN WITH OUR PARKING LOT SWEEPING AND SPRING CLEANING OF THE GROUNDS. NEW BENCHES WILL SOON BE ON SITE AS WELL AS FLOWERS & MULCH. ANYONE INTERESTED IN ADOPTING - A-SPOT SHOULD CONTACT THE BOARD AT [INFO@CONDOSATHOMESTEADMILL.COM](mailto:INFO@CONDOSATHOMESTEADMILL.COM)

## **GRILLING SEASON**

- ✓ THE GRILLS AT THE PROPERTY ARE IN FULL SWING THIS SEASON. WE HOPE YOU ENJOY THIS ADDED PLEASURE OF THESE WARM MONTHS; PLEASE REMEMBER TO PICKUP AFTER ANY USES. COMMON AREA GRILL AND PICNIC TABLES ARE AVAILABLE TO ALL RESIDENTS. TO RESERVE A DATE PLEASE CONTACT BARKAN MANAGEMENT COMPANY.

## **COMMUNITY CONCERNS**

- ✓ THERE HAVE BEEN REPORTED INCIDENTS OF THEFT LATELY. PLEASE REPORT ANY SUSPICIOUS ACTIVITIES TO BARKAN MANAGEMENT OR TO TONY. IF YOU AT ANYTIME FEEL UNSAFE CALL THE SMITHFIELD POLICE DEPARTMENT. TO DETER CRIME KEEP THE DOORS AND WINDOWS OF YOUR HOME AND VEHICLE CLOSED AND LOCKED.
- ✓ PLEASE REPORT ANY CHANGE IN TENANCY TO BARKAN MANAGEMENT COMPANY. IT'S IMPORTANT THAT WE HAVE ACCURATE AND UP TO DATE INFORMATION ABOUT WHO IS LIVING AT HOMESTEAD MILL
- ✓ BARKAN AND THE BOARD ENCOURAGE ALL RESIDENTS TO GET TO KNOW THEIR NEIGHBORS. KNOWLEDGE AND COOPERATION ARE THE BEST WAY TO DETER CRIME AND PROMOTE COMMUNITY.

## **PROPERTY WEBSITE**

You can visit the site, purchase gear, post an ad, or read current property news by going to our Website at: [WWW.CONDOSATHOMESTEADMILL.COM](http://WWW.CONDOSATHOMESTEADMILL.COM) This is also a great resource for new residents or tenants. Copies of the rules and regulations are available.

## **CONTACT INFORMATION**

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Barkan Management	401-272-0788
Jonathan Donahue	401-272-0788
After hours Emergency	617-376-3696
W.T. Phelan Insurance	401-641-7220
Smithfield Police	401-231-2500
Smithfield Fire &Rescue	401-949-1233
Smithfield Town Hall	401-233-1010
Esmond Post Office	401-231-0890

## Did you know?

Smithfield must adjust its collection guidelines to accommodate changes in State law regarding waste disposal? It is important to check with the Town if you have unique items to dispose of. Plan ahead whenever possible and confirm your disposal options before putting any items out at the curb\*.

ITEM	DISPOSAL OPTIONS	PREPARATION
Appliances & Large Metal Items	Curbside: Once per month by appointment	Call 233-1034 ext 105 to make an appointment or go to <a href="http://www.smithfieldri.com/recycling.htm">www.smithfieldri.com/recycling.htm</a>
Automotive Parts	RIRRC / Junk Yard	Contact RIRRC at 942-1430 with questions
Carpeting / Rugs	Curbside / RIRRC	Cut in strips, rolled and secured in bundles no larger than 3 feet long by 11 inches thick for curbside collection.
Lumber, Wood, Construction Debris, Demolition Material, or Home Repair Waste	RIRRC / Private Contractor	The Town does not collect any roofing material, lumber, plywood, electrical fixtures, wiring, sheet rock, plaster or other material associated with construction, demolition, renovation, roofing, or household clean-out.
Furniture Outdoor & Indoor  (including mattresses & boxsprings)	Upholstered, Wood, or Plastic - Curbside: <i>One item per week</i>  Metal - Curbside: <i>Once per month by appointment</i>	Item must be less than 8 feet long and fewer than 60 pounds. Items that are larger than these limits must be taken directly to RIRRC. Each residence may replace one barrel of trash with one bulky item per week without special arrangements.  Metal: Call 233-1034 ext 105 to make an appointment or go to <a href="http://www.smithfieldri.com/recycling.htm">www.smithfieldri.com/recycling.htm</a>
Hazardous Waste, Propane Tanks, & Chemicals	EcoDepot at RIRRC	All Hazardous Waste must be disposed of at the RIRRC EcoDepot. Call 401-942-1430 ext. 241 for an appointment
Logs (>4" diameter)	RIRRC / Private Contractor	Contact RIRRC at 942-1430 with questions
Medications Prescription and Non-prescription	Curbside	Medications should be removed from their containers and placed loose in the trash. <b><u>MEDICATIONS SHOULD NOT BE FLUSHED DOWN THE TOILET.</u></b>
Medical Sharps	Drop-off at private collection sites	Needles should be placed in a puncture resistant container with a lid and placed in the trash.
Paint	Latex - Dried out - curbside Oil based - See Hazardous Waste	Latex paint may be poured into a plastic bag and dried. Can may be put in the blue recycle bin and dried paint may be put in the trash.
Styrofoam	Curbside	Styrofoam is not recyclable in Rhode Island. Place Styrofoam items in your regular household trash.
Televisions, Computers & Audio Video Components	Curbside: <i>Once per month by appointment</i>	Call 233-1034 ext 105 to make an appointment or go to <a href="http://www.smithfieldri.com/recycling.htm">www.smithfieldri.com/recycling.htm</a>
Tires	RIRRC / Return to tire store	Contact RIRRC at 942-1430 with questions
Yard waste and Brush	Curbside / RIRRC / Private Contractor	Up to 8 paper bags or uncovered barrels permitted curbside per collection. Sticks smaller than 3" in diameter tied in bundles weighing less than 20 pounds.