

# THE HOMESTEAD MILL *Newsletter*



FALL/WINTER 2010

## **2010 PROJECTS**

NEW SECURITY CAMERAS HAVE BEEN SUCCESSFULLY INSTALLED IN THE LOBBY OF BUILDING#15. ADDITIONAL CAMERAS WILL BE ADDED NEXT YEAR IN THE PARKING LOT IN ORDER TO BETTER POLICE THE AREA. THESE CAMERAS WILL ALLOW US TO MONITOR ACTIVITY WITHIN THE LOBBIES OF BUILDING#15 AND GET A HANDLE ON ANY VANDALISM, THEFT AND THOSE RESIDENTS BRINGING DOGS INTO THE BUILDING. THE SECURITY LOCK AND KEY PROGRAM WENT VERY WELL AND SEEMS TO BE A SUCCESS. UNAUTHORIZED ACTIVITY AND TRAFFIC WITHIN BUILDING#15 HAS SUBSIDED GREATLY. ALSO, THERE HAVE BEEN NO ADDITIONAL REPORTS OF THEFT SINCE. IF YOU WOULD LIKE AN ADDITIONAL KEY PLEASE CONTACT BARKAN MANAGEMENT FOR DETAILS.

WE HAVE IDENTIFIED AT LEAST 6 UNITS CURRENTLY HOUSING DOGS AND HAVE INITIATED DUE PROCESS IN TAKING CARE OF THE PROBLEM. WE CONTACTED OUR ATTORNEY AND A LETTER WILL BE SENT TO THE UNIT OWNERS ASKING THEM TO REPLY AND APPEAR BEFORE THE BOARD, AT WHICH TIME THE BOARD WILL PRESENT ITS CASE AND PROCEED WITH FURTHER LEGAL ACTION IF NECESSARY. ANY INFORMATION RESIDENTS MAY HAVE REGARDING THIS SHOULD BE REPORTED TO PATRICE AT BARKAN MANAGEMENT COMPANY

WINDOW REPAIRS ARE CURRENTLY IN PROCESS, IF YOU WOULD LIKE TO HAVE YOUR WINDOWS REPAIRED PLEASE CONTACT PATRICE AT BARKAN MANAGEMENT. SHE MUST HAVE AT LEAST 10 REQUESTS TO PLACE THE SERVICE ORDER.

ANY QUESTIONS SHOULD BE DIRECTED TO PATRICE AT BARKAN MANAGEMENT COMPANY, TONY OR THE BOARD VIA WEBSITE [WWW.CONDOSATHOMESTEADMILL.COM](http://WWW.CONDOSATHOMESTEADMILL.COM).

## **UPCOMING**

REPAIRS TO DUMPSTER AREAS AS WELL AS THE CREATION OF A DESIGNATED SNOW DUMPING AREA TO HELP WITH SNOW ACCUMULATION; BIDS AND PROPOSALS HAVE BEEN ACCEPTED AND ARE BEING CONSIDERED FOR THE 2010-2011 SNOW PLOW SEASON.

FALL CLEANUP WILL BE CONDUCTED AS SOON AS ALL THE LEAVES HAVE FALLEN. THE SHUT DOWN OF THE IRRIGATION SYSTEM IS COMPLETE; ALL OLD AND NEW SPINKLER HEADS WILL BE ADJUSTED IN THE SPRING.

INSIDE PAINTING AND TOUCH UP OF ALL BUILDINGS INCLUDING MAIN LOBBY AND MAIL ROOMS.

## **RECYCLING NEWS**

DUE TO THE SUCCESS OF THE RECENT EWASTE PICKUP, WE ARE WORKING ON A RECYCLING CENTER WITHIN THE COMMON STORAGE SPACE IN THE BASEMENT. WHEN COMPLETED, RESIDENTS MAY DEPOSIT OLD CELL PHONES, LIGHT BULBS, BATTERIES, COMPUTERS, ETC. IN THE DESIGNATED AREAS. EWASTE SYSTEMS WILL SCHEDULE REGULAR PICK UPS WITH TONY. WE WILL NOTIFY RESIDENTS WITH FURTHER DETAILS AS SOON AS COMPLETED.

## **PLEASE...**

PLEASE REPORT VIOLATIONS TO TONY OR BARKAN MANAGEMENT \*VIOLATIONS WILL BE DISCUSSED WITH THE PROPERTY MANAGER BEFORE ANY NOTICES ARE MAILED.

PLEASE REMEMBER TO SCHEDULE MOVE INS AND MOVE OUTS WITH BARKAN MANAGEMENT COMPANY 72 HOURS PRIOR TO MOVING. ALSO NOTIFY BARKAN OR TONY IF YOU HAVE LARGE ITEMS THAT NEED TO BE MOVED IN OR OUT.

PLEASE BE REMINDED THAT DECORATIONS ON THE OUTSIDE OF YOUR UNIT ARE PROHIBITED. THIS INCLUDES FLOOR MATS AND ITEMS VISIBLE FROM THE OUTSIDE OF YOUR WINDOWS.

## **THANK YOU**

OUR THANKS TO ALL RESIDENTS; IT HAS BEEN AN EVENTFULL YEAR AND WE WOULD LIKE TO THANK YOU FOR YOUR SUPPORT AND GOOD WISHES.

## **ELECTION 2010**

OUR ANNUAL MEETING WILL BE HELD ON THURSDAY, DECEMBER 9<sup>TH</sup> AT 6:00PM. THE 2011 BUDGET AND MEETING AGENDA WILL BE SENT TO RESIDENTS PRIOR TO THE MEETING.



### SNOW REMOVAL PARKING....

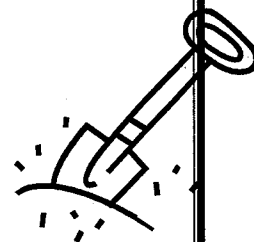
WE WOULD LIKE TO REMIND ALL RESIDENTS OF PROTOCOL REGARDING SNOW REMOVAL PROCEDURES AT THE HOMESTEAD MILL. IN THE EVENT OF A PARKING BAN BY THE TOWN, RESIDENTS MAY TEMPORARILY PARK IN GUEST SPOTS UNTIL THE BAN IS OVER.

ALL CARS MUST BE MOVED BY 10:00AM THE MORNING AFTER A SNOW STORM AND OR WHEN THE SNOW STOPS. THIS WILL ALLOW THE SNOW PLOW TO CLEAR RESIDENT PARKING SPACES.

PLEASE COMMUNICATE AND BE RESPECTFUL OF THOSE RESIDENTS PARKED ON EITHER SIDE OF YOU. IF YOU DO NOT MOVE YOUR CAR IN A TIMELY MANNER, IT WILL BE DIFFICULT TO PLOW THEIR SPACES AS WELL. IF THIS IS A PROBLEM AND CANNOT BE RESOLVED, PLEASE CONTACT BARKAN MANAGEMENT AS SOON AS POSSIBLE.

IF YOU ARE NOT AT HOME OR PLAN TO BE AWAY FOR ANY SIGNIFICANT AMOUNT OF TIME, YOU MAY WANT TO LEAVE A SPARE KEY WITH A NEIGHBOR AND CONTACT BARKAN MANAGEMENT TO LET THEM KNOW.

IT IS VERY IMPORTANT THAT WE ALL WORK TOGETHER REGARDING SNOW REMOVAL SO THAT THE PROPERTY CAN BE CLEARED TO ITS MAXIMUM POTENTIAL.



### DECORATING COMMITTEE

ANYONE INTERESTED IN JOINING THE DECORATING COMMITTEE FOR THE PROPERTY CAN CONTACT THE BOARD THROUGH THE WEBSITE AT [WWW.CONDOSATHOMESTEADMILL.COM](http://www.condosathomesteadmill.com).

### GREEN LIVING

DEFROST MEAT AND OTHER FOOD IN THE REFRIGERATOR OVERNIGHT RATHER THAN FIRING UP THE MICRO-WAVE

GO TO THE WEBSITE: [HTTP://WWW.RECOCYCLE.ORG/JUNKMAIL/INDEX.CFM](http://www.recocycle.org/junkmail/index.cfm) FOR INFORMATION ON STOPPING JUNK MAIL DELIVERY BELOW ARE OTHER ONLINE RESOURCES THAT CAN HELP YOU STAY ABREAST OF GREEN NEWS:

[WWW.HEALTHYHOUSEINSTITUTE.COM](http://www.healthyhouseinstitute.com)

[WWW.TREEHUGGER.COM](http://www.treehugger.com)

[WWW.THEGREENGUIDE.COM](http://www.thegreenguide.com)



#### 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**

Barkan Management	401-272-0788
After hours Emergency	617-376-3696
W.T. Phelan Insurance	781-641-7220
All American Locksmith	401-521-5259
Smithfield Police	401-231-2500
Smithfield Fire & Rescue	401-949-1233
Smithfield Town Hall	401-233-1010
Esmond Post Office	401-231-0890

