

February Newsletter 2019



YAY! Punxsutawney Phil did not see his shadow which means an early spring! This “early spring” prediction is extremely rare...it has only happened 19 times in the 133-year history of Groundhog Day so it must be right! Let’s keep our fingers crossed and hope we are out of the winter woods sooner than later. Although there has not been much snow to date there have been some extremely freezing cold  days! It’s never pleasant to hear the words ... “Polar Vortex” or “Dangerous wind chill factor” from the weather man.

At the very least the days do seem to be getting a little longer and every once in a while mother nature throws in a warm day to give us hope spring is right around the corner. As the saying goes, “There is no winter that lasts forever; the spring will always come.”



Without any notification from the MBTA the DPV shuttle service from Marina Point to the North Quincy train station has been forced to change the drop off/pick up location to the: WEST SQUANTUM STREET ENTRANCE (as shown above).

Please make note of this new location and the additional few minutes the new location will add to your morning commute. For those considering using the free DPV shuttle as opposed to parking at the station you can download the app (BSCSHUTTLE code 2721) which tracks the location of the shuttle at all times.

If you have any questions/concerns about the shuttle service contact the Marina Point management office 617-773-1112.

Marina Point Condominium Board of Trustees

Richard Pierce, who served on the Marina Point Condominium board as treasurer, has resigned as of January 1st.

Abiding by the master deed rules, at the February 12th Trustees meeting the Board of Trustees appointed Paul Wood to serve the remainder of Mr. Pierce's term as a board member which will end on June 11th at the annual meeting. At this same said meeting in February Carole Bowe was appointed acting Treasurer until the annual meeting.

At the annual meeting on June 11, 2019 there will be an election to fill two empty Trustee positions.



Our Condolences

Paul Reynolds passed away on February 3, 2019. He lived at Marina Point for many years, with his wife Carol, and had volunteered his time as the Chairman of the Board for many of those years. He is survived by his wife and son who chose to have a private service to lay their loved one to rest.



Thanks to three volunteers the Bay Gull Club is back! For those new to Marina Point the Bay Gull Club is a “breakfast” social run the first Saturday of each month for all of the residents. There is no charge and it’s a great way to catch up with your neighbors over a cup of coffee.

Saturday, March 2, 2019

9:00AM-11:00AM West Hospitality Suite

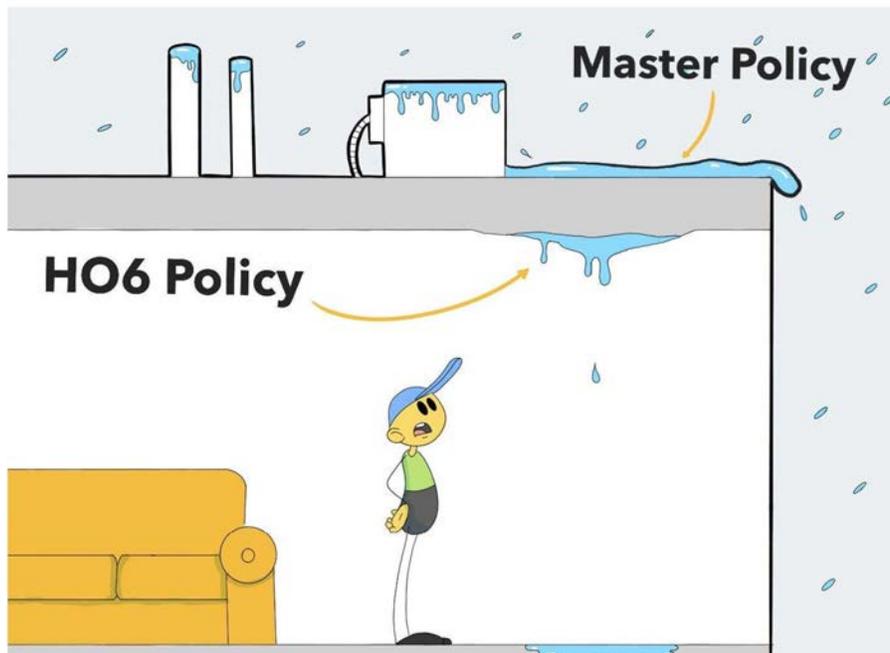


Handicap Door Openers

Within the next month all doors from the garage will be handicap accessible with automatic doors. To use these automatic doors you can either purchase a remote at the Marina Point office (they are \$55.00 and will open all garage handicap doors) or use your common area key in the box on the wall by the door. Your common area key will only open the handicap door(s) associated with that key. East will open the doors in the East tower garage, West in the West. Both the remote and the key will open the door hands-free which beats opening the heavy metal doors manually.

HO-6 POLICY

Please be sure your HO-6 policy has coverage of \$25,000.00. It is also stated by our master insurance carrier you should also have an HO-1732 endorsement. ANY water damage to your unit no matter the fault will not be covered by the Marina Point Condominium master policy unless the damage is over \$25,000.00 per unit. The value of all units is based on the original interior value from 1987 and 1988.



If at any time your mortgage company requires a certificate of liability please stop by the Marina Point management office between the hours of 9:00AM-3:00PM with the request paperwork and we can produce one for you.

Heat in Unit

Per the Master Deed; All units shall be heated at all times to maintain a minimum temperature in the Units of 55 degrees to prevent pipes, plumbing facilities and other Common facilities from freezing.

If your unit is empty or you are away please be sure the unit temperature is set at 55 degrees or above. If you reside in your unit and the temperature is below 55 degrees...YIKES! You must be cold, turn up your heat!



Heat Pump Maintenance

The Marina Point maintenance staff cannot fix heat pumps but can suggest companies who can.

Before calling an outside HVAC company maintenance suggests restarting the system by shutting it off for five minutes then turning it back on, replacing the filters and changing the batteries. If none of this works and outside company is needed.

The Marina Point maintenance staff can replace filters. Please call the Marina Point office to place a work order if needed.

You may consider having your unit professionally cleaned for optimal performance.

Parking Spaces In Garage

Please only park in your designated parking space. Even if you notice a space is empty and has been empty for some time please do not park there. All spaces are deeded to either a unit or the Marina Point Condominium Trust.

If you need additional parking the Trust does have a limited number of spaces for rent in the connector garage. Please check with the Marina Point management office for more information. Another option is to check the notice boards in each Tower lobby near the mailboxes. Some residents have an extra parking space they would like to rent and the information is posted.

As a friendly reminder, the visitor lot is only for visitors with valid parking passes. Residents are not allowed to use this lot as an additional parking space.



On Floor Storage

There are storage areas on each floor of either Tower which residents can rent. There is also a wait list for those wishing to rent them. If you would like to add your name to the wait list please contact the Marina Point management office at 617-773-1112 or via email janetmarinapoint@comcast.net .

UNIT KEYS AND PACKAGES

Please remember, in order for the Marina Point concierge staff to receive packages for you or to keep your spare unit key at the concierge desk release forms must be signed. By signing these forms you agree to not hold the staff at Marina Point or the Marina Point trustees liable for any problems which may occur in the keeping or receiving of packages or keys. The forms are available from the concierges or in the Marina Point office.

Also remember to update your spare key envelope with the name(s) of those you wish to access your unit via your spare key. Any person(s) listed may access your unit unattended. We have never had a problem and do not foresee any problems but it is always better to be safe than sorry.



If you have a cleaning person come to your unit please remind them to only use the freight elevator when bringing in and leaving with their cleaning supplies.

SMOKING IN UNITS

The management office has been receiving multiple complaints about the smell of smoke in the hallways and seeping into other unit owners homes. If you smoke in your unit please consider options which would minimize the smoke from entering the common area hallways. Perhaps adding a door sweep to the inside of your door? It is your right to smoke in your unit but other residents should not have to tolerate the smell.

Maintenance has had to clean up cigarette butts and matches in one of the stairways of both towers. This is not only against policy but is making an unnecessary mess. There is absolutely no smoking in any common area of either Marina Point tower or in any garage.



Decorations on Unit Doors

Please do not hang anything on the exterior of your unit door. No decorations are allowed. The hallways are common areas and must remain uniform. The Marina Point Board of Trustees has approved of a small door mat which can be left outside your door but no mat except the one approved by the Trustees is allowed. The mats are custom and must be purchased in the Marina Point office for \$50.00.

MARINA POINT CONDOMINIUM

BOARD OF TRUSTEES

Mike McNally

Carole Bowe

Maureen Glynn

Mark Raimondi

Paul Wood

POOR FEBRUARY!

*Thirty days hath September, April, June, and November;
All the rest have thirty-one, Excepting February alone,
And that has twenty-eight days clear, And twenty-nine in each leap year.*

Why are there only 28 days in February? Superstition!

The modern day calendar we use now is based on the Roman calendar from around 700BCE. The first Roman calendar had ten months and what is now January and February were nameless since they were useless to the harvest. King Numa Pompilius added January and February to the Roman calendar around 713BCE to line up the calendar with the year's 12 lunar cycles which totaled 355 days. Back then even numbers were unlucky so the King had to make one month even. He chose February since this month was when the Romans had their rituals to honor the dead as the even-numbered, unlucky month. Even after many, many, many changes to the calendar, February has remained the month with the fewest days but always feels like the longest! Very Unlucky!

City of Quincy Information

The Alert Quincy Emergency Notification System is a mass notification system that can be utilized by City of Quincy officials to quickly alert citizens of an emergency situation. If you would like to sign up for this alert please go to the City of Quincy website (www.quincyma.gov) and open the Quincy Alert page. Once signed up, officials will send messages to alert you of emergency details, instructions or precautions that you need in order to make well-informed decisions and remain safe in emergency situations. This system is precise enough to geo-target residents within an exact area of impact, so that only those affected by emergency situations are notified.

The 2019 City Census form is being mailed to every household in Quincy. City officials are asking residents to update their information and return the census as soon as possible. Compliance with the City Census is a state requirement. If you have not received a census form please call the city clerk's office at 617-376-1144.

The North Quincy Train station is undergoing a big renovation which will cause a parking disaster for commuters!! The parking lot behind the Meriel is being used for overflow parking with MBTA busses shuttling commuters to and from the train station. MB Access Corp. does offer a free shuttle for all residents of Marina Point to and from North Quincy station which picks up and drops off in front of both the East and West Tower.