

Natick Green Condominium

WINTER NOTICES



Dear Natick Green Residents:

*We would like to take this opportunity to remind you of our policies and procedures regarding **parking, snow removal, Christmas tree disposal, and ice storm repercussions with your heat pumps.***

Please read the attached information, which will help you and our maintenance staff in keeping the Property accessible and cleared in the face of snowstorms. For those of you who have lived here through past winters, you already know how hard our maintenance staff works at snow removal and your cooperation in following the parking regulations really makes a difference.

*As Newfield Drive is a Town road, the Natick Police Department advised us per the Town By-Laws during the winter months **(November 15th to March 31)** there is **NO PARKING** allowed on town roads unless you are parked in a space with a meter. During all other times, the Town of Natick By-Laws state no overnight parking is allowed. We strongly recommend you abide by these parking restrictions, so your vehicle is not towed by the Town.*

The Natick Green Board of Trustees and Staff wish you and your families a safe Winter Season. Please do not hesitate to contact our office if you should have any questions.

Thank you for you in advance for your Cooperation.

ATTENTION

TO: Natick Green Residents

FROM: Natick Green Management Office



RE: Door Mats and other items in common areas must be removed or will be removed by Natick Green.

Please be advised that we have noticed that door mats and other items are being stored in the common areas of the buildings. Our insurance company has mandated that this be rectified immediately. Also, please note that this violates Page 3, Regulation 5(b) regarding Personal articles and Common Areas whereby:

"Except for storage in the storage areas exclusively appurtenant to a particular Unit, or in other areas designated by the Trustees, No personal articles including but not limited to bicycles, baby carriages, toys, trash, boots and shoes, playpens, wagons, tools, benches, chairs or other items, shall be maintained, stored or parked in the hallways or attics of the building, pool or tennis courts or any other part of the common areas and facilities. "

Please note, per our insurance company, any obstruction of the common areas including shovels and boots in the winter time are considered a fire hazard in the event of residents needing to vacate quickly during an emergency. All items found in the common areas will be removed by Natick Green. You may retrieve these items from the Natick Green Office, however, you may also be fined. Items not claimed within 2 business days will be discarded.

Thank you for your attention and anticipated cooperation.
Natick Green Condominium Trust



Parking and Snow Removal Procedures

Dear Natick Green Resident:

In an effort to offer the maximum number of parking spaces to our residents, we will be strictly enforcing the Natick Green Parking Regulations. We suggest that you familiarize yourself with the Natick Green Parking Rules (Regulation #14). Please insure that you have a valid Yellow Parking Permit affixed to your windshield on the bottom left drivers' side. If you need a valid parking permit, please contact this office.

Remember to instruct your guests to park only in the visitor parking areas which are marked blue on the curbs. All cars parked in the resident only parking areas without a parking permit will be towed off the property at the owners' expense.

Tow Company: Smitty's Towing, 258 Irving Street, Framingham (508) 875-4222

Please adhere to the following parking procedures during snow storms

- **Do Not:** Park at the end of any Cul-de-sac (dead-end). These spaces are needed to push back the snow.
- **Do Not:** Park on the street, near any intersection or fire lane for any length of time. This includes the town owned Newfield Drive.
- **Do Not:** Park your car so that it hangs over the sidewalks as it interferes with shoveling the sidewalks.
- **Do:** When some parking spaces have been cleared, please move your car to a cleared space so that maintenance can plow your space.
- **We do not:** Shovel your car out or loan out shovels. Please make sure to keep a shovel on hand.

A \$50 fine will be assessed to the unit owner for any vehicle that interferes with Natick Green's snow removal procedures. In addition, that vehicle may be towed off the property at the owner's expense.

We always attempt to do our best with the snow removal however, your cooperation is essential. We Apologize in advance for any vehicles that will be towed due to residents and their guests who ignore the parking and snow removal notices.

Natick Green Condominium Trust





To: Natick Green Residents

From: Natick Green Condominium Trust

Re: Christmas Trees

Please be advised that disposal of Christmas trees in the trash compactor is not permitted.

Please take your live tree out through your slider door and do not drag it through the hallway as the needles will make a mess. If you live on the 2nd or 3rd floors, please use tree bags to bring your tree out.

If you bring your tree to the area located on the opposite side of the street across from the trash compactor on **Monday January 15, 2019**, our maintenance staff will take care of its disposal for you. If you are not able to bring it at that time for disposal, you will be responsible for disposing of it yourself.

Thank you for your time and cooperation





Vibrating Noises from Heat Pumps

This is to advise you that occasionally, especially during ice storms, you may notice a vibrating noise in your condominium. This is caused by ice building up on the blades on the heat pumps located on the roof if you live on the second or third floor or outside your bedroom window if you live on the first floor.

Should you experience this, please turn your thermostat from automatic to emergency until the sun has a chance to come out and defrost the ice on the blades. If you do this and see no change, it most likely is your neighbor's heat pump and a friendly request to your neighbor should take care of the situation.

It is impossible for our maintenance staff to access the heat pumps on the roof during ice storms in order to identify which machine is making the noise, so your assistance is greatly appreciated.

Due to licensing requirements on the heat pump systems, our maintenance personnel are not able to assist you with heating repairs. A commonly referred company to hire for repairs is Hamma at (508) 845-6148. Hamma has provided the required certificate of insurance per the Natick Green Rules and Regulations and a copy is on file at the management office.

Thank you!