

# CPC NEWSLETTER

Chapman Place Condominiums

Summer 2016

## ALL CALLS FOR ASSISTANCE, ISSUES OR REPAIR MUST GO TO CPC OFFICE FOR PROCESSING.

**978-537-8041**

### Chapman Place Trustees

Charles Bartlett Marianne Pierce

Jill Connors Sharon Quinn

Debra Cornell Harry Shattuck

Mark DeSorbo



To view the minutes of past meetings, visit our website at [www.chapman-place.com](http://www.chapman-place.com)



### NO SMOKING ALLOWED

at the pool or playground. Proper disposal of smoking materials is expected everywhere within the complex.

### Clubhouse Rental

Large family and small kitchen? Book your parties at the clubhouse by calling 978-537-8041. There is a low \$75.00 rental fee plus a \$100 security deposit. If the facility is left clean and undamaged, the security deposit will be returned to you. Don't delay, book today!

### BREAKING NEWS

#### Lifeguard Shortage Continues

Unfortunately we have been unable to staff all of the open pool hours with certified lifeguards on duty. Therefore, we will be utilizing a the new system of using gate keepers.

The gate keeper will have full authority to maintain order at the pool but are not trained to save your life.

They will have the ability to call 911 in case of an emergency. Using the pool at any time is at your own risk.



### TRASH TALK

It has been observed that several Chapman Place residents are not using trash totes and are leaving bags of trash and other garbage at the foot of their driveways on collection day. Failure to use the tote to contain trash attracts animals and subsequently causes roadways, driveways and yards to become littered. According to Chapman Place General Laws, "Trash shall be placed outside at the end of unit driveway no earlier than 1 hour prior to dusk the evening prior to trash pickup and brought in by 8 p.m. after pickup. Call the Managing Agent for the current trash pickup day. The trash should be bagged separately within the Waste Management trash barrel. The trash barrel shall remain in the garage except when put out for removal. Any unit without a garage shall use their designated area only." Unit owners and/or tenants failing to use the trash totes to contain garbage will be assessed a fine as well as any associated clean-up fees.



**LET'S TALK LANDSCAPING**

- ◆ When planting in a common area, you are planting at your own risk.
- ◆ If you choose to plant in your front tree or bush area then you plant at your own risk and you must maintain that area.



**-- Recycling**

Any recycling left outside the container will no longer be picked up. PLEASE make sure all cardboard is flattened and cut into, at a minimum, 3'x 2' pieces.



**HOME IMPROVEMENT**


Certain home improvements require a home improvement form to be filled out. This form along with pictures helps you as the owner in case there is a claim. If the improvement is not on file the insurance company could refuse the additional cost of the upgrades. If you are unsure if you need to fill out the form, just call the office.



**Grills** - Per our insurance company gas grills can not used or stored on the patios/decks. They must be at least 10' away from the buildings. An audit has started. If you have questions, please call the office.. No charcoal grills are allowed on the property.

**Vendors**

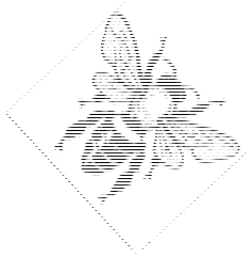
*These companies advertise here for a small fee which offsets the publication cost of this newsletter. Certificates of Insurance are on file at the office. These listings do not necessarily constitute endorsement of the Board of Trustees.*

Garage Door Repair	Overhead Door Co.	978-537-9932
Heating/Air Conditioning	Norm and Jeff, Cam's Heating	978-534-2333
House Cleaning	Lista Cleaning	508-898-3398
Realtor 	MaryAnn Bonneau, Coldwell Banker	978-618-9699
Windows and Doors	J.C. Vinyl Siding	978-537-6768

**FYI**

We spray for ants twice a year. Once in the spring and then once midsummer.

Over the years the carpenter bees have been multiplying at an alarming rate. These bees look like bumble bee but the bore into wood to lay there eggs and every year the siblings return to the area they were born. We had all our building sprayed on May 23, 24 and 25 to help control them.



**Office Hours: Mon, Wed & Fri 9AM to 1PM**  
**Office Phone: 978-537-8041**  
**Email: 1chapmanplace@gmail.com**

Fee	Description of Paperwork
\$75	6-D Notarized
\$50	Financing Bank Form Only—balance sheet and budget included
\$50	Refinancing Only 6-D Notarized
\$50	Copy of Master Deed, By-laws and Rules and Regulations
\$10	Minimum charge for any request for copies done at the office