



# In the NEWS

November 2024

*The Board uses this newsletter to keep everyone informed of non-critical and upcoming events at Trey Gardens. The OneCall system will continue to be used for all important, critical, and time-sensitive information you need to know about right away.*

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## IMPROVEMENT UPDATE

Due to on-going problems using keys to access the outside doors, the Trustees included a fob system in the improvement project. as an additional security measure. This system has been scheduled for installation in December. While keys may still be used, we encourage you to use your fob after they are distributed. Two fobs will be provided to studio and one-bedroom units and three fobs to two-bedroom units at no charge. Additional fobs will be available for purchase. A distribution schedule and further information will be provided after the system has been installed. Our lock vendor advised the constant door problems are primarily caused by the key being used to unlock and then pull the doors open. PLEASE DO NOT USE YOUR INSERTED KEY TO PULL THE DOOR OPEN and use your fob after receiving it. Doing so will decrease problems with the exterior doors and help keep everyone safe.

Plans are to begin work in the coming weeks on the B and C level decks. Decks will be inspected in early December and a work schedule determined after that date. Unit access will be needed in order to fully inspect decks. B and C unit owners and residents will receive notices and an email with further information soon.

It is anticipated updated hallway lighting on the second and third floors will be completed by the end of the year. However, due to the unanticipated October critical plumbing repair, carpeting installation has been re-scheduled for after the additional plumbing work has been done. The special assessment covering all of these costs will be announced next year once work is completed.

## SNOW SEASON IS COMING!



During the coming winter months, our snow vendor will be sanding and/or plowing the parking lot as needed.

Whenever possible work is done when most vehicles are not in the lot. OneCall messages will be sent out as soon as we are notified the plow will be coming so vehicles can be moved and fines avoided.

If you have changed either your phone number or email address, please email the Trustees at [tgctrustees@yahoo.com](mailto:tgctrustees@yahoo.com) so records can be updated and you receive our notifications.

Looking to earn a little extra moolah this winter??

The Trust is seeking an able-bodied resident or two who would be interested in both shoveling (the front and rear steps and sidewalk out front) and spreading sand as needed. The Trust will provide the shovel and sand and yes, we pay! A liability waiver is required if you do not have worker comp coverage.

If you are interested, please see Trustee Peter Olivier (C8) for details or send an email to [tgctrustees@yahoo.com](mailto:tgctrustees@yahoo.com).





## A Little Housekeeping...

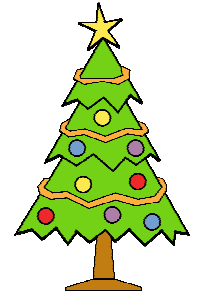
**DUMPSTER GATE:** Thank you for continuing to flatten boxes, etc., before placing in the recycling dumpster. Please close the gate after using the dumpster.

**LAUNDRY ROOM MAINTENANCE:** Please remember to leave washer and dryer doors open after using the machines. All machines are cleaned monthly but leaving the doors open helps the machines to air out. Please also remember to clean out your lint traps!

**UNIT DRAINS:** The only paper that should go down unit drains is toilet paper in the toilet! When the October plumbing work was done the camera found other items, especially paper towels, had been flushed down kitchen or bathroom drains. The October work cost the Trust almost \$20,000 and it was found additional expensive work will need to be done to maintain the plumbing system. Please help us keep our costs down by not flushing paper, hair, etc., down any drains in your unit.

### HOLIDAY DECORATIONS & TREES

As you decorate for the coming holidays, we ask you to please be mindful of door decorations. While the scent of live pine may add to the holiday spirit, for safety reasons we ask you to do not hang live wreaths on unit doors. Artificial trees in units are encouraged but, if you will be placing a live tree in your unit, it is important you keep it watered and remove it promptly when it dries out or after the holidays. Please also turn off tree lights when you are not home.



Do NOT place trees in the dumpster. The Town lot on Smith Street accepts trees without decorations.

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*Wondering why the sign looks different? If you've lived here a while you probably remember this one. Originally an apartment building, when the building was converted to condominiums the developer named the building for his son, Trey. The sun, which was stolen from the sign, has never been replaced.*

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Opting out will remove you from this list and you'll miss important information!

Our mailing address is: Trey Gardens Condominium Trust, P.O. Box 436, North Dighton, MA 02764

