



# In the NEWS

Winter 2025-2026

*The Board uses this newsletter to keep everyone informed of general 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.*

*If you do not receive this newsletter via email, please send an email to the Board at [tgctrustees@yahoo.com](mailto:tgctrustees@yahoo.com).*

## PLEASE USE YOUR FOB!

Fobs were provided for both security and to reduce the expensive repairs to the door lock. Thank you to the residents who are consistently using their fobs.

Unfortunately it has been noted a few residents are not only still using keys but inserting the key and then pulling on the key to open the door. This is causing problems with the locks.

The cameras are watching! Should there be additional problems with the door locks, offending units who have caused that issue will be assessed for the repair, which can range from \$50-300 depending on what must be done to rectify the problem. *Landlords, please take note!*



## SNOW SEASON

With the Blizzard of 2026 behind us, hopefully coming snow will be far less.

Our thanks to everyone for their patience and understanding during this challenging winter season. A special thank you to those who shoveled paths, stairs, hydrants, and around vehicles as needed.

The last time it was necessary to remove snow from our lot was in 2015 and this year cost almost double. While we may soon be making summer plans, please remember warmer days will cause any remaining snow to melt. We will continue to have the lot treated when temperatures are below freezing overnight but cannot guarantee all black ice will be treated. Please be careful when going out late at night or early in the morning!

If you have changed either your phone number or email address, please email updates to the Trustees at [tgctrustees@yahoo.com](mailto:tgctrustees@yahoo.com).

*Important note for renters:* If you are renting, please let us know when you move! Landlords do not always tell us right away and your information remains in the system until we are notified. Telling us will allow removal of your contact information from the OneCall system so you no longer receive our alerts.



## Do You Receive Packages?

If you receive packages from Amazon, FedX, UPS, etc. you have lots of company!

Packages from these vendors are left outside the building by the front door and are usually only found in the lobby if one of your fellow Trey residents thoughtfully brought them inside. If you're one of those kind folks, thank you!

There are days when a lot of packages may be found in our small lobby, making it difficult to safely walk in that area.

If you are expecting a delivery be on the lookout for it arriving (many companies send an email so you know it's arrived) and come down and pick it up from the lobby as soon as possible after delivery.

*The Trust is not responsible for packages left in the lobby.*

## PLEASE FLATTEN BOXES & BAG TRASH TIGHTLY

The cold weather wreaks havoc with trash and recycling pickups. It's not unusual for items frozen into the bottom of the dumpster to not be removed when the trash removal company comes during bad weather, especially when there has been an abundance of snow and/or ice.

To ensure as much of the dumpster areas are used as possible, please:

- Flatten boxes before placing in the recycling dumpster
- Please use trash bags for your trash. Do not put cardboard boxes filled with trash in the dumpster. These boxes do not collapse and take up a great deal of room in the trash dumpster.
- Make sure your trash bags are closed tightly:
  - If your bag drips in the hallway, the rugs and entrance areas are damaged. Cameras are routinely checked when rug stains are noticed and offending units are fined for rug clean up and/or replacement of the damaged area.
  - Liquids leaking out of your bags will freeze in cold temperatures and frozen items in the dumpster cannot be removed until the weather warms sufficiently for them to thaw out. This means we're paying for a dumpster that cannot be totally dumped and there is less room for trash to be placed in the dumpster.
- There are two lids to the trash dumpster – if one side of the dumpster is full, open the other side.
- Do NOT leave boxes, etc., outside the dumpster.

Trash and recycling dumpsters are provided for unit use. Our thanks to everyone who cooperates in using them correctly and responsibly.

It's been said many times before, but mattresses/box springs, furniture of all types, electronic devices, televisions, air conditioners, construction debris, etc., CANNOT be placed in either dumpster. The dumpster area is monitored by cameras 24/7. When any of these items are left in the dumpster area, camera footage is reviewed and the unit is fined for both the items and Trey's cost for removing them.

To avoid fines and removal costs, please arrange for removal of these items from the property. Trey uses a very reliable vendor who offers a reasonably priced removal service and has offered to assist residents who need to dispose of items not allowed in our dumpsters. Please do not leave these items in the dumpster area. Instead, contact the Board when you need to dispose of such items and we will be glad to provide the name and phone number of our vendor if you do not have someone else you wish to contact.

### *Important You Know...*

**MOVING, PLUMBING, & CONSTRUCTION WORK:** Security at Trey is important for everyone's safety. Doors cannot be propped open. Residents and their vendors are responsible for doors remaining closed whenever items are not being physically moved in or out of the building. If you are having work done in your unit, please make sure your vendor is aware of this requirement and is aware they cannot have a dumpster in the parking lot. No construction debris can be placed in the Trey dumpster. Your contractor may only use your deeded parking space. If you require water to be turned off for a plumbing and/or construction issue, the Board needs to be notified at least 24 hours in advance so all residents can be notified and arrangements can be made for someone to be available to turn off the water main. Please contact a Trustee or send an email to [tgctrustees@yahoo.com](mailto:tgctrustees@yahoo.com) as soon as work is scheduled. If you are moving in or out of the building, please contact the Trustees regarding the moving deposit.

**STORAGE ROOMS:** If you are storing items in your respective storage area (cubby), we strongly suggest you use a lock on your storage door. No items should be left in the open area of the storage room. Because cameras are not in the storage areas, the Trust cannot assist you if you find items missing from your storage area. Remember, too, that storage rooms are only accessible via fob and your fob only works for the door to your level storage room.

**UNIT PARKING:** All units have one deeded parking space in the Trey Gardens parking lot. You cannot "borrow" another space unless you have specific authorization from that unit owner *and* the Board is aware you have permission to do so. If you have someone visiting, please make sure they are aware Trey does not have a visitor parking area. Visitors will need to either park on the street or in the Church Street municipal lot. The only time visitors should be parking in the lot is if they are using your parking space and you have removed your vehicle from the lot and told them your space number.

*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