March 13, 2012

Dear Belmont Owner,

Spring is just around the corner here at the Belmont; though it’s certainly felt spring like throughout the entire winter season. The outstanding weather had afforded us the opportunity to stay ahead of schedule with the big pool substructure and deck replacement. Phase one of that project is wrapping up. Please check the website to see the project in its initial stages though it’s near completion. We’ve also been able to continue the improvements to the landscape throughout the winter season as the ground never froze. Additionally, we’ve completed all the lobby ceilings in the mid-rise units.

We wish to welcome several new owners to the Belmont. We have new owners in Units 542, 631 and 135. A unit in Building Three is under agreement with a returning owner and a unit in Building Two is under agreement with an existing owner. We also have a few year round rental residents that are very pleasant. The current listings are available on our website. Any owner wishing to make changes to their numbers in the Belmont Telephone Directory should contact the office as soon as possible, as this will be going to print shortly.

**As spring arrives and people start to think about having their air conditioning serviced, please be aware that there are two approved companies that are ready to do this for you. They are Harwich Port Heating and Cooling (508-432-3959) and Winslow Plumbing and Heating (508-394-7778) If you plan on having your A/C serviced; please do not schedule it until at least mid April at the earliest. If you schedule it earlier, your compressor may not stay fully charged all summer as the warmer temp’s tare needed to fully charge the Freon in the rooftop units. You must notify the office in writing that either one or the other company has permission to enter your unit*. Cape Cod Mechanical, a company that has performed service at the Belmont in past years, is no longer welcomed on the property due to multiple complaints from owners*. If you have scheduled with that company, you will need to cancel and make arrangements with one of the two approved companies.**

Please also remember the dates that you are restricted from having any work performed in your unit. We relaxed these rules last year and they are:

***Townhouse, Midrise & Cabana Units***

1. **No work may be performed during the 4-day period of Memorial Day weekend or on any Friday, Saturday, or Sunday in the month of June.** Work is permitted Monday through Thursday only in June.
2. ***Noise free, light work*** may be performed on Tuesday to Thursday in July with Management approval. Examples of this would be interior painting without the use of power tools, window treatment installation, carpet cleaning and window cleaning.
3. **No work is permitted on Friday, Saturday, Sunday or Monday, from July 1 to Labor Day.**
4. On permitted days, work may not commence prior to 8AM nor continue later than 5PM.
5. Contractors from Comcast or Verizon may enter the property during normal business hours as the lack of those services creates hardship on any unit owner.

I’ve included the minutes from the last several meeting with this mailing and I shall look forward to seeing you all upon your return to your summer home.

Warmest regards,

