

**Kingsberry Hill Condominiums**  
**C/o Southeastern Property Management**  
**1729 Broadway, Raynham Ma. 02767**  
[spm@southeastern-property-management.com](mailto:spm@southeastern-property-management.com)

508-286-0095

(fax) 508-286-0096

Dear Homeowner:

The Association is again entering its maintenance season and is hereby informing all homeowners of the upcoming projects as well as a few important reminders.

We are continuing our watch of the septic systems; we continue to stress the importance of not flushing anything that was not consumed and to conserve water as much as possible. Please immediately take care of any drippy faucet or running toilet.

The systems in their entirety were pumped this past month and all of the filters cleaned. In addition, the CCLS product was recently delivered to your units. Please be sure to add those to your system by following the instructions delivered with the product.

The landscaping for the season is ongoing; mulch was installed earlier in the spring. Shrub trimming and some replacement will occur shortly. The irrigation system has been turned on; unfortunately one of the well pumps failed and requires replacement. It is in the process of being replaced.

Our long relationship with Chartley Landscaping ended at the end of last season due to the retirement of its principal Matt Crowe. He closed down Chartley Landscaping and we hired LandMarc Landscaping to take care of the needs of our property. While we have had some minor issues that have been called to their attention, overall it has been a successful transition.

As with each spring, the Trustees and Management have completed their **spring inspection** of the property in its entirety, and have compiled a landscaping list of items to be addressed including shrub replacement and tree trimming along with some minor building repairs.

As a safety reminder, it is important that each owner arranges to have their dryer vents cleaned out. This is an important safety project as no one wants a dryer vent fire.

While past brown water concerns at Kingsberry have vastly improved over time, should any resident experience brown water, please report it to the management office first and not to the Norton Water Department. However, it is strongly recommended that you run your COLD water until the water clears. Do not run the hot water until the water has cleared.

### **REMINDERS:**

By now all **winter gear** such as shovels, ice melt containers etc., should be put away. If you have not yet done so, please immediately remove these items from the exterior and store them in your unit. A reminder that nothing is to be stored under your deck please.

If you are a **dog owner**, make sure that at all times you pick up after your dog. Do not allow your dog to be about the property unleashed. Please curb your dog in the **the rear** of the units in non landscaped areas. Please do your best to make sure that accidents do not happen on the grass as it causes damage such as burned spots.

The **on-site dumpster** is for **household trash only**. All household trash is to be placed inside the dumpster and never left on the ground outside. The dumpster is not to be used as a disposal facility for your furniture, construction refuse, TV's, old grills etc. If you have items to be disposed of that are not household trash, you can call Big Blue Removal at 508-889-0824 and make arrangements for them to come and pick up your items. The association is assessed additional fees from the trash removal contractor whenever non-household trash is found in the dumpster. To assist us in continuing to manage the association budget in an effective manner, we ask your support in the proper disposal of trash.

With the summer time almost upon us, we want to remind all unit owners about large **outdoor gatherings**. Before your gathering, you must inform the Management office. Do not erect any tents or blow-up entertainment items without first notifying the Association through the management office.

The posted **speed limit** throughout the property is 15 MPH. Be aware that there are walkers, children and pets about the property. Also, bikers, skateboarders, roller bladders and scooters are being used on the property. While all of these activities are at personal responsibility none the less please obey the speed limit to avoid an accident.

**Parking on the grass or overnight on the roadway is not allowed.**

Please encourage your guests to use the guest spaces which are available at the end of each roadway.

**Visitor parking is for VISITOR's ONLY and it is NOT to be used for daily parking by any resident.** These spaces are to remain available for the use of all visitors at all times.

If you find that you have to **replace windows, doors, central air systems** etc., or any other item that might cause an exterior change or addition, you must notify the Association through the Management office **before the start of your project.** In certain instances, there are procedures and guidelines that must be followed in order to ensure that you are in compliance with the rules and regulations of the Association. Also be reminded that any contractor that you hire to work on your unit, must be a licensed and insured contractor.

The master insurance agent is John J Prudente Agency and you can reach them at [www.pruins.com](http://www.pruins.com) or at 781-337-3381 to acquire a certificate of insurance for your mortgage company.

A reminder that the mailing address for all condo fees is P O Box BG Norton, Ma. 02766 and all checks are payable to Kingsberry Hill Condominium Trust.

Thank you for your cooperation and attention to these issues. The Board of Trustees and Southeastern Property Management wish everyone a happy and safe summer season.