



FALL NEWSLETTER

The cool weather is here!

We hope this newsletter finds you and your families safe and well. We're sad that we couldn't enjoy the beautiful summer weather as we had in years past, but we're hopeful that better days are ahead. In the meantime, we're glad for our community and our friendships.

Halloween

We will celebrate a socially distant and virus-resistant Halloween this year.

- There will be a socially-distanced parade of the kids on the island between 4 and 5 PM
- If you want to participate in trick-or-treating:
 - » Leave your porch light on.
 - » Put the goodies on a table so that families can help themselves. The table can be on your porch, in front of your garage, or on the lawn.
- If you won't be home or do not want to participate, please leave your porch light off.

Have fun!

New Neighbors

Units 9 and 10 will soon have new owners and winter is coming. Please take the time to introduce yourself and say hello when you have a chance.

Landscaping

Gutter cleanout

Next month, our units will have the gutters cleaned. We don't have an exact date yet, but are aiming for the end of November, when most of the leaves have fallen from the trees behind the units at the far end of our circle.

The gutter crew will need to use our outside faucets. So, please do not turn off your outside faucets for the winter until after the gutter crew has cleaned. FYI: They are all-weather spigots.

Plowing Clarks Hill

As most of you know, we have been engaged in discussions with our neighbors and the city to resolve the problem of who is responsible for plowing Clarks Hill (the road runs from Bishop Street up to our development). Here's the status:

- We have a verbal agreement with the owner of the One Clarks Hill office building to plow this road during the week. He does not own the road and is not legally obligated to do this, but he will need to do it to accommodate his upper floor tenants.

continued on page 2



continued from page 1

- We are planning to meet with the trustees of the Overlook to discuss our options for getting the road plowed on weekends and holidays.
- Our lawyer is petitioning the abutters of the road to inform them of their responsibility towards the road. This is a necessary step if we want the city of Framingham to seriously consider any petition to accept the road as a public way.

Even when plowed, our hill can be very difficult to climb with snow on it. Please make sure you have the appropriate tires for driving on snow and ice.

Tree replacement

- Several units (17, 19, 25, 27, 29, and 31) have trees planted in front of them that have grown too big and too close to the buildings. We are looking to replace these in the spring, with either a tree or a bush that will be more in line with the other trees and bushes on Clarks Hill.
- Also in the spring, the landscapers will try to move the existing trees to the open space behind Units 27 and 29. There is no guarantee the trees will survive being dug up and relocated, but we will try.

Maintenance

Unit exterior maintenance

Earlier this month, you may have seen us examining the outside of everyone's unit. We were looking for siding wear and tear and painting needs.

- We identified several places in need of paint. We plan to hire a painting crew this spring to do some touch-up painting. If you are aware of an area on your unit that needs some attention, please send a photo of the area, specify the unit number and the location of the photo (front, back, or side) and we can add it to the list.
- Some units have cracks in the exterior siding and we are reaching out to the siding manufacturer regarding the warranty.

Gutter downspouts and splash guards

In the spring, we will look into having our landscaper assess all units' downspouts and install splashguards to ensure that water from the downspouts is being diverted away from the cement foundations.

Refinancing

We have gotten many refinancing requests for condo questionnaires to be filled out this past year. Please understand these rules and guidelines.

- The HOA charges \$75 for this service. That money goes into the HOA account.

continued on page 3



continued from page 2

- We typically need at least two weeks to provide this information.
- You need to keep track of when your lender asks us for information and when they receive it. We can't do that.
 - » Sometimes we receive 2 or three requests coming from different people with the same lender asking for the same information. This can get extremely confusing and could result in your loan application being delayed. So, please ask your lender to include you on any email requests regarding documents that need to be filled out.

New Trustees?

Our December annual meeting is approaching. At that time, we will be looking for two to four unit owners who would be willing to serve as trustees.

How many trustees do we need?

We need five trustees in total. Shortly after we were organized, we expanded the number of trustees from three to five, because we realized that the amount of work that needed to be done was too much for three part-time trustees. We're now back to three trustees. Two of us have served from the beginning and need to move on.

What do the trustees do?

- Pay the bills
- Collect the fees
- Manage the budget
- Maintain the exteriors of our homes
- Take care of the landscaping
- Get our roads and driveways plowed
- Answer mortgage-related questions for those who are selling
- Get our trash picked up
- Arrange for repairs of all kinds
- Regulate our water usage
- Mediate disputes
- Help settle legal issues
- ... and more.

What happens if we don't get more trustees?

The alternative is to hire a management company to take care of these issues. The cost would be directly added to everyone's HOA fee.

We hope you'll consider serving. We are all happy to answer any questions you may have about this role.