



CLARKS HILL VILLAGE

HOMEOWNERS ASSOCIATION

S U M M E R N E W S L E T T E R

The hot weather is here!

As always, we hope this newsletter finds you and your families safe and well. We are finally starting to return to normal! We are excited to see our neighbors out and about after so many months!

New Trustees

We have added two new trustees since our last newsletter. They are Ain Aisha (#20) and Eric Hendler (#13). They join our existing trustees: Cheryl-Ann Velez (#14), Patty Meleedy-Rey (#26), and Steve Straight (#12).

You can reach us at trustees@clarkshillhoa.com.

Thank you Ain and Eric!

New Neighbors 2021

Please give our new neighbors a warm welcome when you see them!

Unit 8: Cara Zipoli

Unit 9: Hon Pui and Carol Chan

Unit 10: Corey Scafidi and Dani Speck

Community Gathering

We would like to have an actual in-person outdoor gathering before the cold weather comes. COVID and other factors might prevent that, but we're hopeful. Stay tuned.

Fire Sprinkler Inspection

Our master insurance policy requires that the sprinklers in each unit are inspected every year. This year, the annual inspection will take place on August 16. Debi Starr (#16) has graciously volunteered to coordinate the effort. Thanks Debi!

How Much Does It Cost?

The cost is \$100 if your unit is inspected on the same day as the others. You are responsible for the cost; however, by scheduling all the units for inspection on the same day, we receive a very substantial discount. If you cannot have your unit inspected that day, your cost will be \$250.

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What Happens During The Inspection?

Two people from the inspection company will come to your unit. They will examine the sprinkler heads on every floor, including the attic space, basement, and closets. They will also use a water to hose to check for drainage outside each unit. The entire inspection takes about 20 minutes.

What Do I Need To Do On Inspection Day?

- Make sure the inspectors can get in. If you cannot be home, please text Debi Starr at (850) 585-0057 with instructions on how to get in to your unit that day. If you have a dog, you must be present at the time of testing.
- Have a check for \$100 ready. Make it payable to Professional Fire Systems, LLC. Please leave it on the kitchen counter if you will not be home. If you want, you can mail the check beforehand, as long as it arrives before the 16th. Their address is 304 Turnpike Road, Southborough, MA 01772.
- Provide the inspectors access to every sprinkler head on every floor. Also, be sure they can access the side and back of your unit to test the drainage.

What Happens If My Unit Is Not Inspected On The Community Test Date?

If this happens, you will need to schedule your test with Professional Fire Systems and the cost will be \$250. You will need to get this done by the end of August 2021, so that we can renew our insurance.

Landscaping And Maintenance

Tree Replacement

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 working with our landscaper to replace these trees with either a tree or a bush that will be more in line with the other trees and bushes on Clarks Hill.

When they can, 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 they will try.

Painting

We have arranged with our in-house contractor (Allen Grome) to do outdoor touch-up painting on all our units later this summer.

Moving And Refinancing

If you are moving or refinancing, your lender will need some paperwork from the HOA. Here are the rules regarding this.

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- The HOA charges \$75 to prepare a 6D certificate or any other survey required by the lender. That money goes into the HOA account.
- 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 two 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.

Regulations

There are many jokes about ruthless condo board members. We do not want to be that! However, as trustees we are responsible for making sure that our property and property values are protected, that our condo fee fund is spent prudently, and that we comply with the laws that apply to us as an HOA. That's why we have to enforce the rules that we do.

The rules governing our HOA can be found in the [Master Deed and Trust](#). Here are some reminders about items we have been asked about.

Parking

Our street is not wide enough for a fire truck to get through if there are any cars parked on it. Therefore, the City of Framingham does not allow street parking on Clarks Hill Lane — even partly on the sidewalk and partly on the street. Please have your guests park in your driveway or in one of the many available parking spots surrounding our community.

Also, please do not park in front of the mailboxes for longer than it takes to get your mail. This spot is reserved for our letter carrier.

Porch And Yard Decorations

Technically, our condo regulations prohibit front porch and yard decorations. Obviously, we have not strictly enforced this rule. As long as your additions are discreet and not opposed by your neighbors, we won't ask you to remove them. If you have any doubt, please ask us first.

Holiday decorations also fall under this rule. If you put them up, please take them down promptly when the holiday season is over.

Also, never put nails, tacks, tape, or anything else on the outside of your unit. The HOA is not responsible for any damage caused by this unless we approve it in advance.

Pets

Pets must be accompanied by an adult any time they are not inside your unit. Please do not leave them outside unattended. Dogs must be leashed at all times and must not bark outside.

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Video Camera Policy

You need permission to install video cameras on the outside of your unit. Please review the [Outdoor Camera Policy](#).

Police

Do not hesitate to call the police if you hear loud music or fireworks, or if you see suspicious people or vehicles in the parking lots or surrounding woods. The more calls the police receive, the more likely they will patrol the area. For reference, here is a link to the City of Framingham [Nuisance Noise Ordinance](#).