



## A Summer Newsletter

Hello fellow villagers! We'd like to update you on some recent information.

### **NEW NEIGHBORS**

Please join us in welcoming Chika Anekwe and Iraklis 'Hercules' Tsekourakis as the new owners of Unit 27. Welcome to Clarks Hill Village, Chika and Hercules!

### **FIRE UNIT SPRINKLER INSPECTION DUE IN AUGUST 2020**

Our master insurance policy *requires* that the sprinklers in each unit are inspected every year. You are responsible for the cost; however, by scheduling all the units for inspection on the same day, we receive a very substantial discount.

We have tentatively scheduled the inspection for August 20, 2020.

*We need a volunteer to coordinate this effort! Please contact the HOA as soon as possible. It would be fantastic to get one or more people who have not yet had time to contribute to the community. Thanks!*

#### **What does the volunteer coordinator do?**

The volunteer coordinates the inspection timing of all the units and make sure the money is collected from each unit for the cost of the inspection.

#### **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, give someone else a key so they can let them in.
  - If you have a dog, you must be present at the time of the testing.

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- Have a check for \$100 ready. Make it payable to Professional Fire Systems, Inc.
  - If you want, you can mail the check beforehand. 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 2020, so that we can renew our insurance.

**IRRIGATION AND WATER BILLS**

Did you know that the City of Framingham charges a higher rate for water that is used by automatic sprinkler systems (like ours) than for the water you are using in your home? That, combined with the hot summer days, makes it challenging to strike a balance between the providing our plants the water they need and keeping our water bill down.

Here is a chart that shows how much we pay for water, including the additional cost for irrigation water.

**WATER & SEWER RATE TABLE**

WATER & SEWER RATES EFFECTIVE JULY, 1 2019

1 Unit = 748 gallons = 100 Cubic Feet

Tier	Water / Unit	Sewer / Unit
Tier 1 (1 - 12 units per quarter)	\$6.30	\$8.18
Tier 2 (13 - 27 units per quarter)	\$7.01	\$8.43
Tier 3 (28 - 51 units per quarter)	\$8.15	\$11.33
Tier 4 (52 - 750 units per quarter)	\$9.60	\$16.21
Tier 5 (over 750 units per quarter)	\$11.63	\$23.54
Irrigation (lawn) use	\$11.79	N/A

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The Clarks Hill Village irrigation system has 42 separate zones. We are fortunate to have an owner who understands the system and can make adjustments. However, we cannot guarantee that every growing thing will get all the water it needs.

If you have a special plant in your yard that needs extra water, we suggest you set up a sprinkler with a hose attached to your house to apply that level of care.

### **LANDSCAPE ISSUES**

Per the HOA Trust and Deed, *all* outside areas at Clarks Hill are "common areas." This means that they are open to all unit residents and owned by all unit owners. It also means that we are all jointly responsible for taking care of these areas.

Therefore, please:

- Be respectful of the area immediately outside your unit.
- Don't leave anything on the grass that could prevent the landscapers from mowing. (The landscapers come on Fridays.)
- Remove pools, inflatables, or other large items daily so they do not kill the grass.

Thanks for your help!

### **CLARKS HILL ROAD UPDATE**

As most of you now know, Clarks Hill Road (the road from our village down to Bishop Street) is a private street with many owners, including us and the owners of the One Clarks Hill office building. We need to determine who will be responsible for the cost of plowing and maintaining the road.

When there were tenants on the upper floor of One Clarks Hill, the previous owner plowed the street all the way through to the back parking lot. But now that the building has a new owner and no tenants on the upper floor, that won't automatically happen.

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We hired a lawyer and asked her to do two things:

- Work out some type of cost sharing arrangement for snow removal that will not require us to re-negotiate the agreement every time the One Clarks Hill building is sold.
- Achieve a better understanding of what options (if any) are available to us in terms of the long-term care and maintenance of Clarks Hill Road.

The lawyer has started communicating on our behalf with:

- The new owner of One Clarks Hill (Vaios Theodorakos)
- Our Framingham district representative (Magareth Shepard)
- The City of Framingham Department of Public Works
- Vin Gately and Heritage Properties.

We will provide more information when it becomes available.

Stay safe and healthy!

Your HOA Trustees,  
Patty, Cheryl-Ann, Diane, and Steve