



Brook Village News

July 2022

Plumbing Up-grade/Interiors Face-lift Update

From our 10/21 newsletter "As you know the past year + has been an unprecedented experience for all of us. Apparently during the pandemic demand was very high for home renovation professionals because everyone was home. Now that the pandemic is under control, pent up demand for commercial projects is kicking in. This post-pandemic demand is now impacting many commercial construction projects including our much-anticipated plumbing up-grade and interior common area face-lift."

Well, things haven't changed much from Oct. '21 as far as the timeline. Supply chain, inadequate staffing, and lack of plumbing contractors' availability are still delaying our project. We did get one quote which was almost twice as much money as our original quote from 2 1/2 years ago. And our Owner's Project Manager (OPM) is seeing similar increases around the industry. We are now rethinking the project and discussing with our OPM how we can deliver a portion of the project that will still make a significant impact on the quality of our plumbing system and interior image.

Of course, the increased amount on the condo fee is still accumulating safely in a special fund in our budget and will remain there until we sort out what we can feasibly deliver to you as our commitment to improve your home or investment. The fund is up to \$220,000 as of Feb 2022. The Board appreciates your patience in this matter.

No Smoking By-law Approved

The No smoking amendment was approved and is now in effect and will be enforced August 1, 2022. While smoking in the common areas has always been prohibited, smoking will soon be prohibited in individual units. However, the Board is allowing smoking 20 feet or more from a building. We appreciate your compliance to help make Brook Village a healthier and safer community for all residents. If you want the explicit details on the amendment, please email Warner Guild, Property Manager, at warner@relprop.net for more info.

Gardening Help Needed

Spring planting time is near. A few volunteer hours here and there are needed to beautify our property beyond our landscaping budget. If you can help, please email Warner Guild, Property Manager, at warner@relprop.net to express interest in helping and Susan Evans will be in touch with you.

Disposing of unwanted home furnishings?

(Please, no furniture dumping)

You and your tenant are responsible for removing all unwanted furnishings or household items from the common area including, hallways, parking lots, and dumpster area. Dumpsters are for **household trash only** and should not be used for any unwanted oversized items. Recycling bins are for collecting paper, cardboard, clean plastic consumer product and food containers. **Furniture dumping is NOT permitted** and the unit owner will be fined. We suggest that owners make this information available to their tenants when they move in or out and provide them with these resources so they can leave your unit and our property responsibly. This info is also posted on our web-site under a tab marked Moving Out Info. Here are resources for getting rid of unwanted reusable in good repair clean furnishings and housewares

Donation (tax deductible)

Household Goods in Acton, www.householdgoods.org,

Drop off or pick-up (for a fee) is available with much advance notice.

Good Will Industries Drop-off Trailer (Only housewares and clothing – no furniture)

211 Sudbury Road in Concord, MA 8AM to 4PM, Mon-Sat

Re-sale/consignment

Tables to Teapots in West Acton, www.tablestoteapots.com

Drop off only with an appointment in advance.

Throwaway to Landfill

1-800-got-Junk, www.1800gotjunk.com

Pick up for a fee

Parking Sticker Program

As of March 1, 2022, **ALL** residents' vehicles are required to have a BV parking sticker. To get your sticker, please email Warner Guild, Property Manager with your license plate and your unit number. Landlords please pass on to your tenants.

Further, please obey all parking regulations and only park in designated parking spaces between the white lines. If you come home and there are no open spaces around your building, please seek an open space in another building's lot. There are no assigned parking spaces except for 2 handicap spaces by M/N. Otherwise you can park in any other open designated spaces around any other buildings at BV. However, to give residents priority parking around the buildings with limited parking, B, C, and I/J, now have "Resident Parking Permit Only" signs. We regret that Guests for those buildings must park elsewhere on the property, but residents must have preferential access.

New Package Delivery Service to your Door

You can have your packages delivered to your door and here is how to have it for free. As I was picking up my mail, I saw a few delivered packages on the floor of my mailbox lobby over in Building D. I picked them up and delivered them right to my neighbors' doors on my way to my unit. I kept doing it every time I saw a package delivered and left outside the locked door. And I continue to do it. Now I get my packages delivered to my door by my appreciative neighbors. Wow, how nice is that. Try it in your building and see if it works for you. Then please let Warner, our property manager, know if it does. It might take a month or two to happen so be patient. One good deed begets another.

www.brookvillageboxborough.com

PFAS in our Well Water

As we regularly analyze our water, a recent test has revealed that our water now has an increased level of PFAS. As cited on www.epa.gov/pfas/pfas-explained, "PFAS are widely used, long lasting chemicals, components of which break down very slowly over time. Because of their widespread use and their persistence in the environment, many PFAS are found in the blood of people and animals all over the world and are present at low levels in a variety of food products and in the environment. PFAS are found in water, air, fish, and soil at locations across the nation and the globe. There are thousands of PFAS chemicals, and they are found in many different consumer, commercial, and industrial products. This makes it challenging to study and assess the potential human health and environmental risks."

Hopefully, you have received our recent report. We are currently reviewing options to mitigate this problem with the engineering consulting firm, Provencher Engineering, who we regularly consult with regarding our fresh water well system. Conclusions will be forthcoming.

New Laundry Machines Installed

The laundry machine contract has been renewed with Automatic Laundry and new machines were installed on April 21 and 22. Due to increased costs in everything these days, the price per load for each wash and dry has gone up to \$2.25.

Identification Tags for Bicycles, Ride-on toys and Barbecues

In an effort to maintain a clean uncluttered appearance of BV's grounds, we require all bicycles, ride-on toys and barbecue grills to be tagged with the owner's name. Please email our Property Manager with your name, address and telephone number and he will put the tag under your door. On an ongoing basis, any such item not tagged will be considered abandoned and discarded. Brook Village assumes no liability for any property that is not properly tagged.

Landlords, we request that you pass this newsletter on to your tenants as it is for all residents.

You are receiving this email because you are listed as an owner of a unit in Brook Village, Boxboro, MA. If you are no longer an owner, please reply with "Please unsubscribe" in the subject field.

Written and compiled by Susan Evans, President, BV Board of Governors

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