



# Corey Colonial Association

# THE PATRIOT NEWSLETTER

THE OFFICIAL PAPER OF THE CCA

[WWW.COREYCOLONIAL.COM](http://WWW.COREYCOLONIAL.COM)

## BOARD OF MANAGERS MESSAGE

### COREY UPDATES

- New LED Amber Parking ban lights
- Snow procedures
- Compactor Door
- Dog owners



NAI Plotkin  
1350 Main Street, Suite 1410  
Springfield, MA 01103  
Telephone (413) 732-2158  
Fax (413) 781-2100

If you have any questions please contact the property manager at the above address and phone number.

Letters to the Board of Managers can be sent to the property manager, attention to the Board.



CCA after hours  
**EMERGENCY ONLY**  
# 413-309-1298

### Reminder that any unit with an outside faucet needs to turn it off from your cellar.

Contact the board through the website if you cannot find your shutoff.

The following Buildings had above average high-water usage in some cases double other buildings:

Hingham Units 49-56 Amesbury Units 57-64  
Merrimack Units 65-72 Wellesley Units 81-88  
Weymouth Units 105-112 Eastham Units 113-120

The board is discussing charging the 6 buildings the difference of the average of the rest of the association. Also, there may be individual water meters installed as the association cannot afford to continue to pay the bill for those who will not conserve water, fix a leaking toilet, or sink.

There are new amber flashing light poles. If these poles are flashing this means there is a parking ban and please follow bad weather parking procedures.

Reminder. **ANY WORK** an owner plans to undertake a variance form must be completed. This is in our by-laws. (Sec. 13 Additions, Alteration, or Improvements by Unit Owners). Several owners have ignored this important rule. Owners that are painting their interior walls do not need to inform the board, however anything else regarding electrical, plumber or additions or changes to the back patio areas, windows, doors need to be in writing and the owner **MUST** wait for an approval. There will be no exceptions as there have been serious issues that have arisen from failing to contact the board.

**ANY** services that require **DIGSAFE** you **MUST CONTACT BOARD**

(cable/internet etc.)

A reminder, **DO NOT SLAM** the compactor door. Repeated slamming of this door has caused damage. If damage happens, the entire association will not be able to dispose of their trash.

Winter parking procedures are in place as of **Nov 1st**.

Please refer to the rules and regulations for your parking instructions. There will be a flashing amber light this year when a parking ban is in effect. Please do not move back until the amber light is off, **EVEN IF** the area is cleared of snow. The area must be salted. **ALL OWNERS MUST** follow procedure to avoid any slip and falls.

**PLEASE DO NOT PARK OUTSIDE THE LINES. PLEASE DO NOT PARK CLOSE TO THE CURB.** Cars could be damaged, and snow will not be removed if vehicles park over the sidewalks.

Please park two feet from the curbs.

Owners with residents having second + cars MUST park in the allowed overflow areas.

**DO you have a CCA parking sticker? Is it in the right location on the car?**

The snow contractor will put down Calcium chloride on the sidewalks, however as always, there will be a barrel by the clubhouse front door if owners would like more, or to keep prior to a storm. **PLEASE** only take one small coffee can size container at a time.

**Dog owners** are reminded they **MUST** pick up after their dogs. There have been several areas that owners are not cleaning up after there dog.

These **areas include behind units in the common area where dog walking is not allowed.** Please refer to the rules and regulations regarding pets. The board is considering a yearly fee for dogs to recoup expenses of clean up.

Please contact the property management company with any issues or complaints or concerns you may have. If you see any suspicious cars or persons, and you feel unsafe, **PLEASE** call the police. Please verify first, as a car may be a delivery. If you need to park in the long-term lot, (behind the pool pump house), please contact the board secretary. Long term is for two or more weeks.

**Trash & Recyclables** Please only place common household trash in the compactor. Please **DO NOT** place **WET TRASH** in the compactor. Do not place any bulk items in the compactor. Please place Plastic containers, metal cans and cardboard in the recycling dumpster. You are once again reminded this area is under 24 surveillance.

### Collection Process/Policy

**In order for your association to operate efficiently, the following collection policy is still in effect.**

If a Unit Owner's account has been turned over to the Associations Attorney for collection then the Association shall apply any payments received on that account to outstanding charges, and amounts due in such a way as the Association, in its sole discretion, determines is the best way to protect the Condominium Association priority lien set out under M.G.L. 183A, as amended. The Association reserves the right to apply funds differently than may be directed at that time by the Unit Owner.



**Your Board of Managers**

Michael J. Daley	President	mdaley@springfieldcollege.edu	Term ends 2024
Donald Veilleux	Vice President	coreycolonial79@yahoo.com	Term ends 2025
Johnathan Hartung	Treasurer	coreycolonial69@yahoo.com	Term ends 2026
Bernadette Cruz	Secretary	coreycolonial5@yahoo.com	Term ends 2025
Victor Acosta	Member at Large	coreycolonial29@yahoo.com	Term ends 2024

**IMPORTANT PLEASE READ**

It is important for all unit owners to understand the term **“ASSOCIATION”**

This is important because common areas (**grounds outside of unit**) such as pool, recreation/dog area and tennis court are the responsibility of the Board/Management Company to maintain. It becomes a liability to the Association when individuals do not follow the Bylaws and/or the Rules & Regulations of the Association. Owners are responsible for their guests and individuals who are associated with their units and will be responsible when the Rules or Bylaws are violated. This could mean the loss of privileges or fines.

**Some examples of violations are as follows:**

Removing and/or planting in common areas without board approval. Damage may occur to cable, gas or electrical lines.

Owners loaning out their key fob to the pool etc, which could result in a non-owner or unsupervised children getting injured or damage to our property.

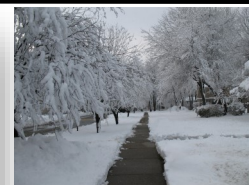
Not parking within the marked designated areas or spaces/lines which can result in a car being damaged or restricting emergency vehicle access. Or parking non legal or leaking car in front of your unit.

Pets causing damage to plantings or other common areas near buildings, or excessive barking. There is a designated area by clubhouse.

Safety: Children should not be playing in parking lots, there is a designated recreation area behind pool.

Please take the time to review our documents and procedures as they were put in place to protect the association and owners. We understand that there are several new owners and would just like to remind everyone that you (the unit owner) are responsible for anybody associated with your unit who violates the bylaws or the rules and regulations. We understand condominium living can be an adjustment as we live in close proximity to each other and have a shared interest in maintaining the common areas.

**If you have any questions or concerns please reach out to the board or management company.**



If you need a copy of the rules and procedures for moving your car this winter, please go to [www.coreycolonial.com](http://www.coreycolonial.com) Have a Great Winter !