

**Date:** July 31, 2012  
**To:** All Residents of The Hill At Furnace Brook Condo  
**From:** The Board of Trustees and G&G Management  
**RE:** July 2012 Newsletter

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Hello:

The Board of Trustees and G&G Management would like to bring several important topics to your attention:

**Water Conservation**

Water & Sewer accounts for \$23,000 or 14% of the 2012 operating budget. This along with electricity and oil is 1 of the 3 largest annual operating expenses, and all units must do their share to help curb this cost. **Your condominium fees are significantly influenced by not only the cost of water and sewer usage but also the oil needed to heat the hot water.** The following steps are highly recommended for all unit owners beginning immediately:

1. Repair leaking toilets - These are often one of the most severe causes of wasted water in a residential community. **One leaking toilet can waste many thousands of gallons per year.** A telltale sign is to listen for the sound of running water in the tank while it is sitting unused. The presence of a leak can be confirmed by placing a dye tablet or drop of food coloring inside the tank when full and watching to see if it leaches into the bowl (One plan being discussed by the Board is to distribute these tablets to all residents in the near future) These leaks can be repaired fairly easily and parts are often less than \$20.00 at Home Depot, Lowe's, or Curry Hardware in Quincy.
2. If your unit still contains an old-style toilet which uses 3.5 gallons per flush, now is a good time to replace it with a modern, low-flush model that uses 1.6 gallons per flush or less. If 1 toilet is flushed 5 times per day, **3,500 gallons of water per year** will be saved.
3. Dripping sinks, showers, and tubs are often due to worn out gaskets and valves. 1 sink dripping just 10 times per minute will waste about **350 gallons per year.**
4. Low-flow aerators that go on the tip of your sink faucets cost as little as \$5.00 apiece, are very simple to install, and can cut the water usage 50% from 5+ gallons per minute down to only 2.75 gallons or less. A sink that runs 2.5 minutes per day can save over **2,000 gallons per year.**

5. Low-flow showerheads can cut the water usage in a shower from 5.5 gallons per minute down to 2.5 gallons or less. Like all of the above replacement parts mentioned above, a low-flow showerhead can be purchased for under \$20 and installed by anyone with basic mechanical skills. Using the average shower time of 5 minutes per day as an example, 1 low-flow showerhead can cut water usage in a single unit by over **5,000 gallons per year**.
6. Replace your old, outdated dishwasher with an Energy Star-rated model and use that rather than hand-washing your dishes. On average, a fully-loaded dishwasher will use much less water than cleaning by hand under the faucet.

### **Parking**

All vehicles which belong to residents must be registered with the Condo and obtain a sticker. Please visit [thehillcondo.com](http://thehillcondo.com) to report a new vehicle belonging to your unit. (Note: Each unit is entitled to one (1) space in the lot, and 2<sup>nd</sup> spaces are granted on a first-come, first-serve basis for \$10 per month) Recently, several non-registered vehicles have been seen parking in the lot overnight. All overnight guests must either park on Quarry Street or elsewhere – any unauthorized vehicles found in the lot overnight are subject to being towed without notice at the owner's expense. If you have a large gathering planned, you must be considerate and not occupy more than 1 or 2 spaces in the lot; your neighbors will thank you for allowing them to come home and be able to park their cars without any problems.

Also, all residents and their visitors must access and exit the parking lot by way of the appropriate driveway off of Quarry Street. Vehicles are being seen traveling the wrong way through both driveways, which creates a dangerous situation that cannot be tolerated. Please instruct your tenants and visitors of the need to use the correct driveways at all times.

### **Pest Control**

The common areas are regularly inspected and treated by Advanced Pest of Quincy. If you are having any problems with pests, please contact Mark Leone at G&G Management at 781-455-6565 x 202. Please note – Owners are liable for pest issues which arise as a direct result of theirs or the tenants' actions (i.e., bringing an infested mattress or furniture into the building, failure to properly secure food items, etc.)

### **Dogs**

All dogs must be led to the woods along the parking lot or across Quarry Street to urinate and defecate. Any Unit seen letting their dog do either function on the lawn, flowerbeds, walkways, parking lot, directly outside of the entrances, or in the interior of the building will be immediately fined and charged all costs associated with the cleanup. The ability

to keep a dog inside a condominium building is a privilege, and residents must be respectful of both their neighbors and of the property (Landlords – you are responsible for educating your tenants of the pet rules, and you will be fined if they fail to abide by them) If you witness a Unit guilty of violating the pet Rules and Regulations, please contact Mark Leone at G&G Management, and your report will be dealt with accordingly. (Note: Dogs, while allowed on the premises, are not authorized to enter the pool room or the roof deck under any circumstances, due to sanitary and safety concerns.)

### **Parties**

While parties and gatherings are allowed on the premises, groups of 5 or more must be announced to G&G Management prior to their occurrence if they will be held in the pool room or in the exterior yard. Also note that per the Rules and Regulations, a \$25.00 per hour fee will be assessed to all units who hold such a gathering. Again, Landlords are required to inform their tenants of this requirement. Please note – alcoholic beverages are **not** allowed in the common area.

Questions? Comments? Please contact Mark Leone at G&G Management 781-455-6565 ext. 202.

Thanks,

The Board of Trustees and G&G Management