

BEEKMAN SOURCE

*Beekman Place Estates Association
Linking Our Community Through Information*

Fall/Winter 2024

Dear Beekman Friends,

I hope that everyone is well and enjoying the wonderful weather we have been experiencing.

We have some very exciting news to share! Beekman now has an awesome website! Many thanks to Joe Rondoletto, one of our very own, who created and launched the site. We hope that you will all take some time to check it out. While it is still a work in progress, eventually the site will include the Beekman By-laws, the Owners and Residents Handbook and all of the pertinent forms associated with owning a home at Beekman Place Estates. Discover it all by clicking on Beekmancondos.com!

As you may surely have noticed (or heard!), our roofing project is well underway. RCI Roofing has been working diligently to ensure that this job is completed in a timely manner (weather permitting). Especially for those of you who incurred damages to your homes from roof leaks, we sincerely thank you for your patience and understanding during these past few months. It is our hope that these problems will now be in the rearview mirror and we can move forward "issue free". Although costly, unfortunately this major roof project was a dire necessity.

Fall clean-up is moving along. Our grounds crew continues to work to prepare us for the upcoming winter season. We kindly request all owners to please take the necessary precautions to prepare your homes for the cold weather. Lets all keep our fingers crossed that we have a relatively mild winter. A little "New England" snow is okay, but not enough to require major plowing and shoveling!

The Board of Managers have elected the following officers for 2024/2025

PRESIDENT: Dorsey Cokkinias (Unit D73)

VICE PRESIDENT: Stephen St. Peter (Unit D106)

SECRETARY: Barry Solomon (Unit D130)

TREASURER: Tammy Basdekis (Unit #D90)

MEMBER AT LARGE: Linda Hemmerly (Unit #146)



On behalf of the Board of Managers, and our staff, we wish you all a happy and healthy fall/winter season. Enjoy the upcoming holidays, check in on your neighbors every now and again, and take care of yourselves and each other.

Best regards,

Dorsey Cokkinias, President

ATTENTION ALL BEEKMAN PET OWNERS

Owning a pet at Beekman Place Estates is a privilege granted to unit owners and governed by the By Laws of the Association and the ordinances of the Town of Agawam. Pet owners MUST obtain written permission from the Board of Managers prior to acquiring a pet. Owners agree to abide by the following rules:

- ◆ Dog owners must provide proof of a current Agawam dog license. Cat owners must provide proof of rabies vaccination.
- ◆ Dogs and cats must be on a leash no longer than 6 feet, or carried out of doors; they are not permitted to run loose or be left unattended.
- ◆ Dog and cat feces must be picked up immediately and disposed of in a sanitary manner, in accordance with the animal ordinances of the Town of Agawam.
- ◆ Guests who bring pets onto the property must be informed by their host of these regulations. Hosts will be held responsible for seeing that their guests observe the pet policy.
- ◆ Pet owners must pay for any damage done by their dog or cat to property of Beekman Places Estates Association.

NOTE: Violations of the pet rules and regulations will result in the following.

First Offense, the Board will send a letter notifying the owner of the complaint.

Second Offense, the Board will send a letter with a \$25 assessment

Third Offense, the Board will send a letter raising the assessment to \$50

Fourth Offense, the Board will initiate pet owner revocation procedures. Owner must pay the costs for legal expenses.



the

An owner can appeal any offense notices by appearing in person, with prior notice, during a regular scheduled Board meeting.

SPEED AND PARKING AREAS

The **SPEED LIMIT** within the Beekman grounds is 10 miles per hour. Speed limit signs are posted at the entrance to the complex. **DO NOT exceed this speed limit!** It will be strictly enforced! The limit has been set for the safety and protection of all residents and visitors, especially our children and senior citizens. Sadly, we have been receiving numerous complaints regarding this matter. We will be closely monitoring and reporting offenders in an attempt to correct this serious problem. **Violators will be assessed fines.**

PARKING SPACES - Each unit is provided with two parking spaces for use by passenger vehicles only. For the consideration of your neighbors, please park in your designated spot and instruct visitors to use the yellow striped spaces marked "Visitor". There are a number of parking spaces throughout the Beekman complex marked for visitors. **Visitor spaces are intended for short term guests, only!** Please be courteous to your neighbors and park your cars accordingly.

DO NOT PARK ONE VEHICLE BEHIND ANOTHER—SUCH STACKING POSES AN EXTREME SAFETY HAZARD!

VEHICLE REGISTRATION—For security, the Board asks you to list your vehicles with the office. Information required includes make, color, year, and license plate number. Please inform the office when you acquire a new vehicle or drop a vehicle, so that our files can be kept current. **PARKING SPACES ARE SOLELY FOR OWNERS AND RENTERS WHO HAVE REGISTERED VEHICLES ON FILE IN OUR OFFICE. ALL OTHER VEHICLES REPORTED MAY BE SUBJECT TO TOWING AND/OR FINES!**



OFF-ROAD USE OF VEHICLES—Motor vehicles are not permitted on lawn areas or sidewalks in order to protect the lawn, sidewalks, drainage pipes, underground utilities, and the sprinkler system.

COMMERCIAL AND RECREATIONAL VEHICLES—The parking of commercial vehicles, recreational vehicles, boats and utility trailers is discouraged at Beekman, in order to maintain the curb appearance of our property. Request to park such vehicles temporarily must be in writing to the Board of Managers for approval.

GENTLE REMINDERS

Page 3

Living in a community managed by a homeowners association (HOA) means that you're obligated to follow certain rules and regulations. These rules can be very particular—so particular that you may not even know that you're doing something wrong!

Please review the gentle reminders noted below:

- ◆ **Changes to your unit.** Any changes to the appearance or structure of your home requires getting permission from your HOA. This includes all doors and windows. If the change is not in compliance, it may result in unnecessary expenses to the homeowner.
- ◆ **Sale of Units. Prior** to posting the sale of your home, a "Notice of Intent to Sell" **MUST** be filed with the office. Upon receipt of this Notice, a Check List will be provided to assist you in complying with Beekman's procedure. Please don't hesitate to call the office with any questions.
- ◆ **Owners who are renting their units.** Please complete an annual review and send to the office to be kept on file. Renter reviews should be completed on an annual basis in order to keep the integrity of our complex strong.
- ◆ **Trash.** Pickups are Tuesday and Friday—Please place your trash out **in the morning** to eliminate loose trash being strewn around the community. When possible, use heavy green, black or white trash bags. Weigh down anything that might blow away.
- ◆ **Recyclables. Pickups are ONLY every other Tuesday.** Recycle bins will not be taken on trash days.
- ◆ **Patios.** Please keep your unit and patio in good state of cleanliness. Be reminded to refrain from placing bird seed and peanuts on your patio to avoid any risk of attracting mice or other vermin to your home.
- ◆ **Mail Slots.** The post office has advised that they may not deliver mail if the door that contains the mail slot is open. The letter carrier can return the mail to the post office. This pertains only to owners without mailboxes.
- ◆ **Snow Removal:** When asked to move your car, please do so immediately as our crew tries to clear out driveways as quickly and efficiently as possible. Not moving your car results in the roadway unable to be cleaned thoroughly and possibly icing over. Our maintenance crew is small and this complex is very large. During snowstorms, especially, they work with a very specific system and do not always have time to circle back to units who have not complied with the initial request to move their care. Your courtesy is appreciated.

ADOPT A TREE PROJECT

Adopting a tree can be a rewarding initiative for both the Beekman community and the environment.

Over the past years, several of our beautiful, original trees had to be taken down due to age. Thus, the concept of adopting a tree was born! With permission granted from the Board of Managers, unit owners may be inclined to personally purchase an appropriate tree. Trees cannot just be planted without approval as they cannot interfere with the sprinkler system, electrical wires, etc. Interested owners may contact the office to participate in this proposed project and obtain the necessary information such as type of tree, and cost.

LITTLE LIBRARY



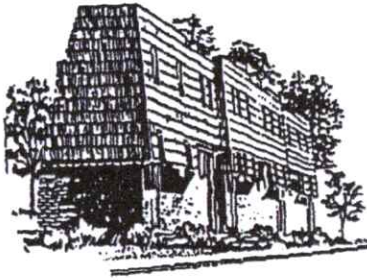
Just a friendly reminder that a "little library" has been installed outside of the pool area. There is something magical about curling up with a good book during the winter months. Please don't hesitate to share a good read, with your neighbors, and maybe pickup a good book for yourself! .



TENNIS COURTS

In an effort to enhance the curb appeal of Beekman Place Estates, you will notice that we have planted some ivy close to the fence surrounding the tennis courts to encourage upward growth. This was one of the easiest, and most cost efficient ways to disguise the unsightly fence. The growth is coming along nicely and will look even bigger and better next spring!





Beekman Place Estates Association
430 Main Street, Suite 102
Agawam, MA 01001-1836

Phone: 413-786-9710
E-mail:
beekmanplaceestates@comcast.net

BOARD OF MANAGERS

- Dorsey Cokkinias, President ~ 789.1847
- Stephen St. Peter, Vice President ~ 364.1293
- Barry Solomon, Secretary ~ 237.4999
- Tammy Basdekis, Treasurer ~ 786-6098
- Linda Hemmerly, Member-at-Large ~ 821.8723
- Office ~ 786.9710
- Maintenance Shed ~ 789.1714

After Hours Emergency ~ 413.345.3166

EMERGENCY NUMBER IS FOR EMERGENCIES ONLY

+++++

??? WHO IS REESPONSIBLE ???

The question of "who is responsible" when a maintenance problem arises is governed by the concept of commonality. Commonality refers to whether the item in question serves your unit only, or is shared with others in the complex. A good example of how commonality comes into play is a leak under the sink in your kitchen. You investigate and discover the leak is in the drainpipe under the sink. Since the drainpipe serves your unit alone, you would be responsible for calling a plumber and paying for the replacement of the leaking drainpipe. However, should there be a leak in the pipeline that carries waste water from your unit as well as your neighbor's unit, the pipe is common and therefore the Association would be responsible for its repair.

Whenever a question arises concerning ownership, or matters of responsibility, discuss the matter with the office or maintenance supervisor.

+++++

We would like to extend a warm welcome to all of our new friends who have moved into the community this year. We hope that you are enjoying your new home and have begun to meet your friendly neighbors.

Autumn is an amazing time of year for walking. As the seasons change, there is so much to observe. A dazzling display of color changing leaves triggered by autumn's cooling temperatures and shorter days, surely a welcome change from the summer heat. Don't delay! Make time to enjoy the outdoors before winter settles in!

WISHES FOR A SAFE, FUN AND HAPPY FALL, TO ALL!

