

BEEKMAN SOURCE

*Beekman Place Estates Association
Linking Our Community Through Information*

Spring / Summer 2025

Dear Beekman Friends,

Spring is blooming, the weather is warming, and soon it will be summer! With this, comes a fresh season of updates, community happenings and a few gentle reminders to keep our property looking and feeling its best!

Weather permitting, the pool will be opening Memorial Day weekend. Come splash into summer and enjoy the sunshine with your friends and neighbors! To ensure a safe experience, please remember to follow all posted pool rules and let the swimming and fun begin!

I am sure that you have noticed how busy our maintenance team has been preparing the property for the season. Landscape refreshing has begun and you can expect some new blooms and fresh mulching throughout our Beekman community. Recent improvements to our streets and parking areas include crack seal repairs, and newly painted street lines and directionals. It is all of our hopes that these improvements will increase an awareness to the importance of safe driving throughout our community. Our goal is to slow the traffic and bring attention to the mandated entrance and exit to Beekman Place Estates. Please drive safely!

We are pleased to announce that our roof project is almost complete! Thank you for your patience and cooperation throughout the duration of the project. The new roofs not only enhance the safety and durability of our buildings but also adds to the overall value and appearance. Going forward, the new roofs will provide us with the security of knowing that are homes are adequately protected from the effects of rain and snowy weather.

A reminder that you don't want to miss our upcoming semi-annual tag sale! If you are a "seller," this is the perfect time to downsize and make a little bit of extra money while you're at it! If you are a "buyer" there will be plenty of deals that typically include clothing, furniture, kitchenware, home décor and electronics (to name a few!) It's also a perfect time to just walk around the community and meet your neighbors. Some of the most lasting friendships begin with just a simple hello and casual chat!

In closing, a very important reminder is to "stay connected"! Please make sure that your contact information is up to date so that you may be assured that you will receive alerts, notices and emergency messages. You may update your info by contacting the Business Office via telephone or email.

I would like to wish you all a safe and happy summer! Take the time to enjoy these upcoming months in happiness and good health.

Sincerely yours,

Dorsey Cokkinias

President, Board of Managers

Beekman Place Estates Association



COMMON HOA RULES AND REGULATIONS

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 and you may not even know you're doing something wrong! Below is a gentle reminder of some of our Beekman community covenants, conditions, and restrictions that, if not adhered to, could result in fines.

- ♦ **Changes to the appearance or structure to your home requires permission from the Board of Managers.**
To preserve the value of both your unit as well as the other units in the community, ALL building exteriors and common areas should be consistently clean and uniform. **NO ALTERATIONS OR CHANGES ARE PERMITTED TO THE OUTSIDE OF YOUR UNIT WITHOUT PRIOR APPROVAL FROM THE BOARD OF MANAGERS!**
- ♦ **Thinking of renting your home? PLEASE REFER ANY QUESTIONS OR CONCERNS TO THE BUSINESS OFFICE!**
- ♦ **Trash and recycling mandates are in place to help protect the community and the homeowners.**
Your cooperation will result in a safe, clean community that maintains its property values. Improperly disposed trash might just invite that hungry skunk to stop by and finish off last week's chicken wings! It is unfair to now expect our maintenance crew to clean up and dispose of this unnecessary mess. **PLEASE ENSURE THAT ALL TRASH IS SECURED AND COVERED APPROPRIATELY!**
- ♦ **Parking Spaces** Each unit is provided with two parking spaces for use by PASSENGER VEHICLES ONLY. In consideration of your neighbors, park in your designated spot and instruct visitors to use the spaces marked "Visitor". Please do not park one vehicle behind another as such "stacking" poses a safety hazard. **A PROPERLY MANAGED PARKING SYSTEM NOT ONLY PREVENTS DISPUTES BUT ALSO INSURES SAFETY AND PROMOTES THE OVERALL LIVING EXPERIENCE!**
- ♦ **Pet ownership is a privilege.** The most responsible thing pet owners can do for their family, community and environment is to make sure their pets are picked up after. Dog waste is NOT fertilizer for your lawn! Just one gram of dog waste can contain as many as 23 million fecal coliform bacteria. Dog fecal matter is a major contributor to stormwater pollution. The Center for Disease Control confirms that hookworms, ringworms, tapeworms and Salmonella can be spread by contact with infected dog waste. **WHAT CAN YOU DO? PICK IT UP! ALWAYS!**
- ♦ **Dealing with homeowners disputes can be tricky.** In an ideal world, condo living would be a perfect experience, never having to worry about conflict with our neighbors. However, disputes between neighbors do occasionally arise. Sometimes just a polite conversation is often the most simple resolution. When a problem is just a neighbor-to-neighbor dispute, the Board of Managers is not required to intervene. In a more doubtful or uncertain case, the Board will do its best to investigate the nature of the behavior before making a decision to act or not. **UNLESS THE DISPUTE AFFECTS THE COMMUNITY AT LARGE, THE BOARD WILL REVIEW THE BY-LAWS TO DETERMINE WHAT ACTION NEEDS TO BE TAKEN!**

WHAT TO DO IF YOUR HOA SAYS YOU BROKE A RULE

- ♦ **Address it:** Ignoring an HOA rule violation won't make it go away, and can actually make the situation much worse. If you've received a violation warning, take steps to understand and correct the situation.
- ♦ **Don't take it personally:** Remember, the HOA rules were created to keep the community safe and comfortable for residents, including you. You agreed to abide by the rules when you bought your home.
- ♦ **Communicate:** While friendly face-to-face communication can address minor infractions or warnings, written communication and documentation helps create clarity for everyone involved. It's best to address it in writing. If there are extenuating circumstances, possibly an exception can be made. You won't know, unless you ask!
- ♦ **Get Involved:** "There is usually a correlation between the level of homeowner involvement and the long-term success of a community." So, if you want to improve your community, volunteer for a board position or attend meetings to see how you can contribute!



ONE CALL NOW

One Call Now is a system that allows organizations to easily send important messages via voice, text and mobile app, with just one click or call. Beekman Place Estates uses this service to notify owners of important communications, such as emergency response, holiday trash reminders, etc. The system allows targeted alerts to ensure the right people get accurate information quickly. Messages are generated through the Beekman Office telephone number (413-786-9710) which will appear in your caller ID. When you see this number come up on your phone or television, please listen to the entire message. It is not necessary to return a call to the Business Office. All of the information will be recorded on your voicemail.

ADOPT A TREE PROJECT—STAY TUNED!

The arborist has been scheduled to meet with Mark to determine the recommended trees, based on size, type and placement. Trees are invaluable assets to our community. They give us flowers, fall colors and fragrance. They provide homes for birds, squirrels and other wildlife. Their branches create beautiful shapes that soften the landscape. They shade and cool our streets and buildings and insulate our homes from cold winds. We hope you will decide to participate in this most rewarding project. **MORE DETAILS TO COME SOON!**

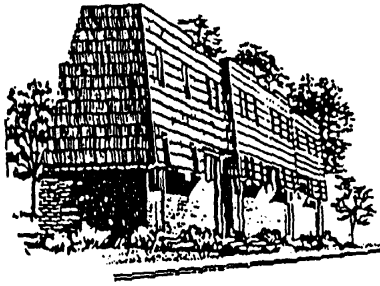
!!REMINDER!!

Friday, May 9th to Sunday, May 11th - 9:00 am to 4:00 pm

If interested, contact Tammy Basdekis: (413) 786-6098

(Rain Date will be the following weekend) May 16th to May 18th)





430 Main Street, Suite 102
Agawam, MA 01001-0541

Phone: 413-786-9710
E-mail:
beekmanplacestates@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

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SPRING INTO SUMMER FUN "TO DO" LIST

VISIT BEEKMAN'S OWN "LENDING LIBRARY"

PICK SOME PRETTY FLOWERS

SUNBATHE

PLAN A COOK OUT

EAT SOME ICECREAM

GO FOR A SWIM

ENJOY SOME FRESH FRUIT



SAFETY FIRST!

DON'T FORGET TO CHANGE THE BATTERIES IN YOUR SMOKE DETECTORS!

LEAVE YOUR PORCH LIGHTS ON!

BE AWARE OF YOUR SURROUNDINGS

FOR SALE:

Cannon **Color** Printer and Fax Combined (LIKE NEW!) - Paper Included — Needs Ink

\$50.00

Contact Martha—413-266-3964