



KILLINGTON GATEWAY II

NEWSLETTER

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JANUARY NEWSLETTER

2023



Happy New Year to everyone. Long awaited snow seems to have finally arrived after some warm and rainy weather. Joan

Abandoned Car

We were recently contacted by building 1 that there is a car that appears to have been abandoned as it has been parked in their back (upper) parking for months since the fall. They have asked that we contact our owners in case someone owns it as it will be towed away next week. Please contact one of the board members if you have any info and we will pass it on.

Project Updates

Lower Entry Door Lock

As many already know, a lock has been placed on the lower entry door by the laundry room. It is coded the same as the other locks. On March 1st the combination will be changed to 26721. This should allow adequate time for owners to notify renters etc. A separate notification and reminder will be sent out as the March 1st date approaches.

Upper Parking Lot Paving

I am happy to say that we have recently secured a contract for the paving of the upper parking lot late in the spring. This has been a long time coming. As the date approaches, we will notify owners as cars will need to be parked in the lower lot.

Septic Pipe

A broken septic pipe was discovered in the basement and subsequently repaired. Water was shut off to several units. We apologize for any inconvenience this may have caused.

Washing Machine – Credit Card Reader

We are still waiting for washing machine parts. Hopefully this has not been too much of an inconvenience.

Upcoming Projects

Please note that some continued delays have resulted from cost and supply chain issues, as well as availability of contractors to do the work. Both MJC (our management company) and one of our Board members continue to work on these efforts:

Replacement of the cement walkway out front as well as the patio area

Roof repairs

Insulation of attic

Pool repairs

Repairs to the fencing around the tennis courts

Deck maintenance

Upcoming Board Info / Meeting Schedule for 2023

Please note that in the upcoming months a seat on the Board will be open. Please give some thought and consideration to joining. If you have any questions about the position please contact any one of us.

Dial in number 1-605-475-3220 Access Code 5383220

<u>Date</u>	<u>Time</u>
January 11	6:30
April 12	6:30
July 12	6:30
October 7	9:00am Board Meeting
	10:00am Annual Owner's Meeting

It was nice to see an increase in owners who participated in the annual meeting. A small group actually met in the game room. It was nice to meet these owners. Pre Covid there was always a gathering of owners in the game room for this meeting. We encourage all owners to join us and take part in the process and have your voice heard. We would also encourage owners to give some thought to becoming a Board member as there are openings every year. Feel free to reach out to any of us to learn more.

Our website

Check it out @ killingtongateway2.com , where you will find important documents such as the condominium rules, bylaws, past newsletters, board meeting minutes and hopefully soon some photos.

Reminders

We would like to bring to your attention the following:

Quiet Hours

Reminder to all homeowners that quiet hours begin at 10:00 PM and end at 6:00 AM. Signs have been posted as a reminder to incoming renters. This aligns with Town of Mendon law.

If homeowners experience loud noise after 10:30, ask the homeowner/ Renter to quiet down. If the noise continues you have the option to call the police.

It is important for everyone to respect other homeowners by adhering to the quiet hour rules.

DUMPSTER

Just the other day windows, glass and cardboard were found both behind and to the side of the dumpster. Broken glass was noted in front of the dumpster. While this does not appear to have been done by any KGI owner, I want to remind everyone of posted dumpster rules. There is a cost to all of us when we have to have items removed and the site cleaned up.

Pet Policy

Please remember that dogs need to be on a leash **at all times** when out of your unit. Owners are responsible for cleanup of dog waste. Dogs should not be let out the doors unleashed to relieve themselves or otherwise be allowed to roam freely. Please review the full pet policy in the condo rules.

Game Room

The game room is an amenity for use by all owners (only) and has generally been used with care and respect. However, recently a sofa and mini fridge from the game room were discovered just outside on the patio in the snow and rain. Unfortunately, those involved in this act of vandalism remain unknown and have managed to skirt responsibility. Why anyone would choose to act with such disrespect and disregard is infuriating to say the least. I know this behavior does not represent the majority of owners and I want to thank all those that continue to respect our KGI community.

Contacts

MJC Property Services

Mike@mjcpropertyservices.com

Board Members

Lois Tupay ltup@optonline.net

Michael Blasi michael_blasi@hotmail.com

John Lydon john@nycviewsrealty.com

Joan Lamarca jjlamarca@outlook.com