



OAK KNOLL NEWS

... is Good News!

Fall 2011

GOOD NEIGHBOR AWARDS...

Hurricane Irene was predicted to be really, really windy.

Fortunately, it wasn't as bad for Dracut but a lot of debris had to be cleaned up and an expense for our Association.

Most of you took very sensible precautions and brought in items that could have been dangerous projectiles.

SPECIAL THANKS....

for the following neighbors who took in Recycle containers and stored them inside their garages just before the hurricane so they could not get blown away and trash our complex:

Ernie R
Sean L
Rich G
Charlie W
Bill R
Aldo C
Joe S



DRYER VENTS...

Great time to clean your dryer vents before the (Ugh!) SNOW comes.

Clogged dryer vents and furnace exhausts could result in a disastrous fire inside your unit.

ANOTHER SEASON GONE...Just some Deadline reminders

October 1: Get your chimney cleaned if you burn wood.

October 15: All window air conditioners to be removed.

November 1: Fall clean-up of all areas outside your unit. Remove all Halloween decorations.

December 1: Thanksgiving decorations to be removed.

Drain your outside faucet and leave it open so as not to freeze.

Vehicle washing must be suspended from December 1 to March 1 for safety reasons.



DON'T FORGET...For Safety and Security

Sliding Doors—Always lock. Place a stick in the inside track.

Windows—Keep 1st floor windows locked during the night or when you are away.

Keep your vehicles locked always when you park in the lots.

CHRISTMAS TREES...

must be disposed of by YOU and not left at the dumpsters or on your decks or other common areas.

The town provides a lot of areas to dispose of your trees, and one just down the street at the Sewer Dept.

SCHOOL TRESPASSERS...

If you see school kids parking in our lots, please note the license plate and make of the car and report it to the Board ASAP.

If you see gatherings of students smoking and littering our property, please call the Police at 978-957-2123.

***POOL....***

Our HUGE gratitude to Nancy & Joe for again taking superb care of the pool and pool grounds every day in the summer.

PODS AND DUMPSTERS....

prohibited in the complex.

NO MOPS, BROOMS, LAUNDRY, SHOVELS OUTSIDE YOUR UNIT...

PLEASE!

SUPER NEIGHBORS TO THE RESCUE...

A Mama Duck and eight ducklings walked through the chain link fence, and the little tiny ducklings fell into the pool and could not get out.

An observant neighbor reported it to Nancy & Joe and in spite of all her efforts, Nancy just could not handle all these babies. So Charlie W. and Nancy organized a rescue squad and safely got all the little darlings out and back to their Mama.



**HAVE A QUESTION ABOUT
INSURANCE COVERAGE?**

CONTACT:

Wade M. Callander, President

ANCHOR INSURANCE AGENCY

40 Tremont Street

Duxbury MA 02332

Tel. 781-934-7114

or

FAX your request to

781-934-2717

Website: www.duxburyinsurance.com

Note: Contacting the Board about insurance issues will only DELAY a successful resolution of your claim or request.

**FIRE DEPT NON-EMERGENCY
NUMBER...**

978-454-2113

If no smoke is visible when alarm sounds, your neighbors will appreciate it if you call. Thanks!

DID YOU ALSO KNOW???

Renting any space in your unit is a major violation of the Bylaws and Master Deed.

**HAVE A QUESTION ABOUT OR
NEED A 6D CERTIFICATE OR
MORTGAGE QUESTIONNAIRE FOR
YOUR REFI?**

- Drop a note to the Board (NOT to Dartmouth Group);
- request the forms to be completed ;
- complete the forms and enclose the fee ;
- and allow time for 6d certificate processing and delivery. Thanks much!

DUMPSTER USE (AND ABUSE)...

We are experiencing repeated instances of people leaving ILLEGAL ITEMS at the dumpsters, resulting in unnecessary expenses for the Association.

If you see someone illegally dumping items, please notify the Board (photos, license plate number, type of vehicle, etc.) so that we can recover the costs. Your report will of course remain confidential.

Please note that each unit owner is responsible for arranging for and paying for having large or illegal items remove from the Oak Knoll complex.



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