

HIGHLANDS AT OCEAN POINT CONDOMINIUM ASSOCIATION

www.highlandsatoceanpoint.com

December, 2009

We've had a productive year at the Highlands. A status update follows.

1. Condo fees

The 2010 condo fees will remain the same, with no supplemental fees or assessment.

Please note that the new mailing address for monthly fee payments. The coupon book stickers have the new address, but those who use a payment service will need to update to this address:

Highlands at Ocean Point Condominium
Dept. 360
P.O. Box 844010
Boston, MA 02284-4010

We encourage everyone to consider using automatic monthly deductions from your bank accounts (ACH) to pay condo fees. This is a secure and convenient option. The enrollment form is on the web site www.highlandsatoceanpoint.com under the Documents heading, or you can ask Lorell Management to provide you with the form (800-656-7355).

2. Insurance

Our master policy for 2010 will ***include coverage for wind damage*** and the ***deductible will be reduced to \$10,000 per incident*** from our previous deductible of \$25,000 per incident. The premium will only increase about 7% for these substantial enhancements to our coverage.

3. Maintenance

We have done a lot of essential maintenance this year. Some of the major items are as follows:

- Replaced flat roof on section of building 24
- Replaced flat roof on section of building 25
- Fixed several leaks from water pipes, sprinkler pipes and roofs
- Installed new fire alarm system in building 4
- Painted some common area entryways
- Planted trees along curve of Highland Terrace
- Pruned trees blocking view behind building 30

- Transplanted some dune grasses along berm behind building 24
- New contracts with local sprinkler and fire alarm vendors
- Power-washed and painted bldg 24 and front of bldg 4
- Installed new pre-treatment underground tank at wastewater treatment plant (OPMT)

The Highlands property has never looked better. Thanks to our maintenance team -- Donna Crone and David Grastorf -- for keeping up with the constant repairs and prompt response to calls. In 2010 we plan more landscaping improvements, some painting and more upgrading of common areas.

Remember that you can make maintenance requests on our web site at www.highlandsatocceanpoint.com or by calling Donna Crone at 508-454-6891.

FIOS – Verizon is in the process of installing cables on our property. (Lawn damage will be fixed.) FIOS service should be available to the Highlands in January.

Car Break-ins: Several times in recent months, unlocked cars in our parking lots and elsewhere in town have been broken into and items have been stolen.

Keep your cars locked!

4. Preparing for Winter

- **Plowing:** If snow is predicted, move your cars to the back row of your parking lot until the front row has been plowed. Those in building 24 and 30 should move their cars out of the lot before the plow arrives. The plow will come only if the snowfall is over 3", and only after the snowfall has ended. Walkways, front porches, dumpsters and mailboxes will be cleared when there is over 1" of snow. We'll use ice melt and sand as needed.
- Buckets of ice melt have been provided at common area entrances. Feel free to use it when you see ice on walkways or elsewhere. We'll keep refilling the buckets.
- Going away for more than two weeks?
 - Be sure to turn off your water main and drain pipes (unless you have forced hot water baseboard heat).
 - Leave contact info with Donna Crone and if possible, a key.
 - Turn heater down to no lower than 58 degrees, although at least 60 is preferable.

The Trustees wish everyone a Happy and Healthy Holiday season!

Richard Cash

Mark Wells

Frances Forte

Joe Ruggio

Jan Zabriskie