Boston Square Condominium Association

Inspection Report

This report is broken down into charts by violations and maintenance concerns. Please be sure to review both charts. Date of Inspection: May 23, 2024.

Violations

This list is not inclusive. It is a start to revitalizing the aesthetics of the community.

- Disputes/Testimony must be submitted in writing to <u>info@pmsialaska.com</u> prior to the compliance date. The office will not discuss violations over the phone.
- Some infractions noted may have already been rectified. Thank you if you have done so. Please keep the rule in mind.
- Failure to resolve or dispute the outlined infractions prior to the deadline provided will result in enforcement of the fine policy found in the House Rules. The House Rules can be found on the Association Webpage.

Link to House Rules: <u>Boston Square House Rules</u> Or https://www.pmsialaska.com/wp-content/uploads/2009/03/110-house-rules.pdf

Address	Infraction	Resolution	Expected
			Compliance Date
1811 Colony	Holiday Lights, Cord, Storage;	Remove lights, cord hanging from upper balcony and misc item on upper balcony (wood with black plastic)	06/20/24
1815 Colony	Trashcan	Store out of site	06/20/24
1818 Colony	Holiday Lights (around garage)	Remove	06/20/24
1819 Colony	Trashcan	Store out of site	06/20/24
1827 Colony	Holiday Lights	Remove	06/20/24
1843 Colony	Trashcan Stored Outside	Store out of site	06/20/24
1847 Colony	Trashcan Stored Outside	Store out of site	06/20/24
1909 Colony	Storage – Tires, Ramp(?)	Store items out of site	06/20/24
1932 Colony	Parking on Lawn; Holiday Lights	Park on asphalt only; Remove	06/20/24
1933 Colony	Trashcan	Store out of site	06/20/24
1937 Colony	Trashcan	Store out of site	06/20/24
1925 Sturbridge	Parking on Lawn	Park on asphalt only	06/20/24
1804 Sturbridge	Storage (wheels, firewood)	Store out of site	06/20/24
1800 Sturbridge	Storage (lawn mower, hose, vehicle component, etc.); Parking (half way into cul de sac)	Store all personal items out of site; ensure parking is completely on the driveway	06/20/24

Boston Square Condominium Association Maintenace

This list is not inclusive. It is a start to revitalizing the aesthetics of the community.

Link to Photos: Boston Square 052325 Or https://www.icloud.com/sharedalbum/#B0o51rzbCTtCgA

- Extension Requests must be submitted in writing with a newly proposed completion date. If an extension is due to contractor availability, please submit a copy of you contract with your request.
- Windows For Your Consideration: It is your Board of Director's understanding that windows came with a lifetime warranty. It is believed the warranty is held through Builders Millwork. They may be able to find the warranty by your Address or by noting Boston Square Condominium Association.
- Utility Pipes (sticking out of driveways or front yards) These can be dealt with by a handyman type company. Bruce Roberts Company is one that is very familiar with restoring these (sewer cleanouts/water key shut-offs) if you need a reference. If you choose to call them, note that you live in the Boston Square Condominiums managed by PMSI.

Bruce Roberts Co.: 907-344-5818

- **Rockery Areas** The February 27, 2018 Resolution, Driveway Standard, prohibits rockery areas to be used for parking space. Driveway expansions must be paved and pre-approved. Rockery areas are only for aesthetic purposes. A copy of the Resolution can be found on the Association's webpage.
- **Paint** The Association's approved color list is available on the Association's webpage.
- Driveway Most lots are experiencing their driveway dropping below their garage slab. While the Association appreciates this may require an extensive repair/replacement, it must start addressing the issue. The Association is considering contacting a contractor to set up a group rate. The HOA plans to have its determination in organizing a group rate by June 30th, 2024. This should NOT keep you from contacting your own contractor to start planning. If a home cannot have its driveway dealt with by the provided deadline, the HOA expects a formal plan to be submitted with an extension request prior to the deadline. Formal plans should include the following:
 - $\circ \quad \text{Contractor Information}$
 - Contractor proposal
 - Timeline
 - Any other pertinent information you believe will help
- <u>Failure to complete the outlined maintenance issue prior to the deadline provided will result in enforcement of the fine policy found in the House Rules. The House Rules can be found on the Association's Webpage.</u>

Address	Issue	Resolution	Expected Compliance Date
1803 Colony	Driveway	Repair/Replace	09/30/24
1807 Colony	Driveway; Paint (porch, trim); Fence; Landscaping; Cables	Repair/Replace; Paint; Re- stain to match; Restore bare areas, remove weeds from asphalt areas; run and secure wiring along siding/facia/trim (cannot hang)	09/30/24 06/30/24 – (paint, fence, landscape, cables)

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1810 Colony Loose board under overhang above garage. Replace/Restore (paint to match if necessary) 06/30/24 1811 Colony Paint (garage trim, front porch, above front door); Fence Paint; Repair/Replace and stain to match. 06/30/24 1815 Colony Driveway; Fence Repair/Replace: Repair/Replace: 09/30/24 1822 Colony Garage Door Reverfly 09/30/24 1835 Colony Driveway; Fence 09/30/24 09/30/24 1835 Colony Driveway Repair/Replace 09/30/24 1839 Colony Driveway Repair/Replace 09/30/24 1935 Colony Trim Paint 09/30/24 1932 Colony Driveway; Trim; Window Repair/Replace; Paint; Repair/Replace; 09/30/24 1912 Colony Driveway; Trim; Window Discoloration Repair/Replace; Paint; Repair/Replace 09/30/24 1912 Colony Driveway; Walkway Repair/Replace 09/30/24 1924 Colony Driveway; Walkway Repair/Replace 09/30/24 1923 Colony Paint (fading; chipping); Driveway; Repair/Replace; Repair/Replace; Repair 09/30/24 09/30/24		V C		
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Driveway/walkway Repair/Restore 09/30/24		Garage door (discolored) Landscaping	Restore ruts	06/30/24 – (garage door; ruts)
	1917 Sturbridge	Driveway/walkway		
1910 SturbridgePaint (trim); DrivewayRepaint; Repair/Restore09/30/24				
	1910 Sturbridge	Paint (trim); Driveway	Repaint; Repair/Restore	09/30/24

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1913 Sturbridge	Driveway fill	Please topsoil/seed driveway fill (rock mound)	06/30/24
1905 Sturbridge	Garage Trim	Repaint	06/30/24
1902 Sturbridge	Driveway; Landscaping	Repair/Restore; Restore ruts	09/30/24 06/30/24 - (ruts)
1828 Sturbridge	Driveway; Landscaping	Repair/Replace; Restore rockery areas	09/30/24 06/30/24 - (rockery)
1824 Sturbridge	Driveway	Repair/Replace	09/30/24
1812 Sturbridge	Driveway; Utility pipe in driveway	Repair/Replace; Restore	09/30/24 06/30/24 – (pipe)
1808 Sturbridge	Landscaping	Restore ruts	06/30/24
1804 Sturbridge	Driveway	Repair/Restore	09/30/24
1800 Sturbridge	Driveway; Garage Trim; Landscaping (branches)	Repair/Replace; Paint; Remove pile of branches in backyard	09/30/24 06/20/24 – (paint, branches)
1813 Sturbridge	Landscaping	Restore ruts	06/30/24