

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 info@pmsialaska.com 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: [Boston Square House Rules](#) 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

Maintenance

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:
 - **Contractor Information**
 - **Contractor proposal**
 - **Timeline**
 - **Any other pertinent information you believe will help**
- 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.

| 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) |

Boston Square Condominium Association

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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; Re-stain | 09/30/24 06/30/24 |
| 1822 Colony | Garage Door | Re-verify | |
| 1826 Colony | Trim | Paint | 09/30/24 |
| 1835 Colony | Driveway | Repair/Replace | 09/30/24 |
| 1839 Colony | Driveway | Repair/Replace | 09/30/24 |
| 1847 Colony | Trim | Paint | 09/30/24 |
| 1905 Colony | Window Moisture/Discoloration | Repair/Replace | 09/30/24 |
| 1913 Colony | Trim; Driveway | Paint; Repair/Replace | 09/30/24 |
| 1912 Colony | Driveway; Trim; Window (moisture/discoloration); Small Roof Area (possible damage-discoloration); Fence | Repair/Replace; Paint; Repair/Replace; Repair/Replace; Repair/Stain | 09/30/24 06/30/24 (fence) |
| 1917 Colony | Paint (fading); Window Discoloration | Paint; Repair/Replace | 09/30/24 |
| 1921 Colony | Driveway; Walkway | Repair/Replace | 09/30/24 |
| 1929 Colony | Driveway | Repair/Replace | 09/30/24 |
| 1924 Colony (no photo) | Paint Maint – Chimney Chaise | Repaint | 09/30/24 |
| 1928 Colony | Paint (fading, chipping); Driveway; Fence (gate) | Repaint; Repair/Replace; Repair | 09/30/24 06/30/24 (gate) |
| 1932 Colony | Landscaping; Driveway (gravel); Tree; Fence | Restore; Repair/Replace; Straighten/Replace; Repair and stain | 09/30/24 06/30/24 (gate) |
| 1933 Colony | Driveway | Repair/Replace | 09/30/24 |
| 1937 Colony | Paint; Driveway; Landscaping | Paint home; Repair/Replace; Remove rocks from yard, restore the lawn | 09/30/24 06/30/24 – (landscape) |
| 1936 Colony | Driveway; Utility pipe in driveway | Repair/Replace; Restore | 09/30/24 06/30/24 – (pipe) |
| 1940 Colony | Driveway; Trim | Repair/Replace; Paint | 09/30/24 |
| 1941 Colony | Paint; Landscaping | Repaint home; Restore rockery areas | 09/30/24 06/30/24 – (rockery) |
| | | | |
| 1925 Sturbridge | Garage Trim; Landscaping | Paint; Restore ruts | 09/30/24 06/30/24 - (ruts) |
| 1921 Sturbridge | Paint (garage trim, upper balcony); Garage door (discolored) Landscaping | Paint; Clean/Repaint; Restore ruts | 09/30/24 06/30/24 – (garage door; ruts) |
| 1917 Sturbridge | Paint (trim areas fading/peeling); Driveway/walkway | Repaint; Repair/Replace | 09/30/24 |
| 1914 Sturbridge | Driveway | Repair/Restore | 09/30/24 |
| 1910 Sturbridge | Paint (trim); Driveway | Repaint; Repair/Restore | 09/30/24 |

Boston Square Condominium Association

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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 |