



The

# DOVERBROOK

Newsletter



Volume 4

Official website: [www.doverbrookestates.com](http://www.doverbrookestates.com)

April 2024

### From the Manger

While we appear to have been spared a snowy New England winter, we are certainly getting our share of Spring showers and it's only April.

It has already been one of the wettest and windiest starts for the past several years in our area. But...hope springs eternal.

This week with Mother Nature's cooperation, Brown's Landscaping will be on site regularly for Spring Clean Up and start of mowing services.

Taylor Davis has begun to repair some of the lawn damage caused by the plows during snow removal services.

Spring is also the perfect time to have your smoke and carbon monoxide detectors checked for proper operation and your hot water tanks inspected. .

The tennis/pickleball court is scheduled to open for the season on April 15.

For the next several weeks owners can expect to see Asplundh Tree Service trimming back intrusive branches away from power lines. This service has been authorized and contracted by Chicopee Electric Light Department.

Please ensure that the front stoops, patio areas, covered walkways and your utility rooms associated with your units are free of debris and trash.

Street repairs, pot holes, street signage and other municipal maintenance issues should be reported to the City of Chicopee DPW at (413) 594-3566 or may be reported on line at [www.seeclickfix.com/chicopee](http://www.seeclickfix.com/chicopee)

Phase II of Power Washing will commence during the first week of May. Units included in Phase II will be notified at least 48 hours prior to any work at your building.

Lastly, the FYE 2023 Annual Meeting will be held on April 9, 2024 at 7:00pm at the Community Center.

### Corned Beef & Cabbage

The corned beef and cabbage dinner was delicious! The social committee worked very hard preparing the dinner. Thank you so much to Fran Souza, Gail Reilly, Chris Lucier, Joan Welch, Ginni Soja and Bonnie Germain, a new addition to the social committee. Of course we can't forget to thank Paul Labranche for all the work he did. We appreciate all of you for all you do for Doverbrook residents by having some fun events for all to enjoy.

### American Flag

We would like to say a very special thank you to Theresa Lavertue for donating her late father's (Joseph Fitzpatrick) American Flag from WW-II. It may be an older flag but the colors are vibrant and it looks beautiful. Thank you again Theresa for thinking of Doverbrook. It is an honor to have such a beautiful flag from that era flying on our flag pole.

### Board of Trustees Meetings

April 9<sup>th</sup>\* Annual Meeting

May 21

June 18

### Auto Withdrawal

You never have to worry about paying your condo fees if you are away, sick or just don't feel like going out. Forms are available at the Doverbrook Office, or on our website. Fill out and drop off at the Doverbrook office. You may start auto withdrawal or cancel any time. The condo fee is taken out on the 10<sup>th</sup> of the month

### Financial Summary

As of February 29, 2024

Total Revenue	\$ 349,419
Expenses	\$ 361,213
Transfer to Reserves	\$ 113,833
<b>Operating -Deficit</b>	<b>\$ -11,794</b>

**Office/24 hour emergency service- 413 593-5515**

Fax- 413-593-5524

Tim O'Brien / Property Manager

Property Managed By NAI Plotkin Inc.  
An Accredited Management Organization

### Intro to Acrylic Pouring Paint

Acrylic pouring or fluid art painting is a form of abstract free-flow painting. No experience needed. as we use different techniques to get amazing and interesting results. Classes will be held at the Doverbrook Clubhouse; all supplies are provided and please dress appropriately. Price: \$20.00 per person.

**Time: 6:00pm / 7:00pm / 8:00pm,**

**Class Dates: May 6 Jun3**

Curious and not sure what it is all about. Please feel free to stop by and check out what we are working on. Any questions **call Debbie Bosse at 413-335-8024**

### Water Usage

In a continuing effort to control expenses associated with water usage at the property, the Association continues to offer assistance to homeowners by helping them correct one of the most wasteful water problems in any home...leaking toilet flappers. **FREE** toilet flappers continue to be available at the Doverbrook Office. Homeowners are responsible for the proper installations of the flapper.

We would also continue to suggest that all unit owners make sure there are no drips/leaks from any of your faucets (bathroom, kitchen & outside faucets); limit the time you spend taking a shower; schedule the cycles of your water-based appliances (dishwasher & washing machines) with usage in mind; utilize the discounted Golden Nozzle car wash tickets available in the office rather than washing your vehicle on site; follow the Association water schedule for grass/flowers (6:00am—9:00am or 6:00pm—9:00pm **ONLY**). If you suspect any problems exist with your unit's plumbing, contact a license & insured plumber.

### Chicopee Public Library Bookmobile

**Every Tuesday 10:30am--Noon**

The Bookmobile will be on Doverbrook Rd. in the visitor parking lot by the pool. For more info go to [www.chicopeepubliclibrary.org](http://www.chicopeepubliclibrary.org) Facebook or call the **Library @ 594-1800**

### Golden Nozzle Car Wash Coupons

**Coupons are still available at the office, two for \$11.00** and it helps save on water usage.

### A NIGHT AT THE MOVIES

The Social Committee will be hosting a weekly movie night at the Doverbrook Community Center. **Admission is free;** Popcorn & soda available for \$1.00 each. The upcoming schedule (subject to change) of films and ratings are as follows: Come and watch the movies with your neighbors. It's great fun!

**Show Time is at 7:00pm Every Wednesday**

**4/10 My Big Fat Greek Wedding** N Varsolos & M. Constantine  
Comedy/Romance (PG-13)

**4/17 The Sting** Robert Redford & Paul Newman  
Comedy/Crime (PG-13)

**4/24 Heat** Robert DeNiro & Al Pacino  
Crime/Drama (R)

**5/1 Mama Mia** Meryl Streep & Pierce Brosnan  
Comedy/Romance (PG-13)

**5/8 Sophie's Choice** Meryl Streep & Kevin Kline  
Drama/Romance (R)

### Maintenance or Emergency Calls

Please call **593-5515** for all after hour or emergency calls. All **emergency calls** will be forwarded to our maintenance staff and they will contact you as soon as possible. An emergency is considered to be something that cannot wait until the following morning or Monday morning if such should occur over the weekend. Additionally, in many instances, an emergency pertains to elements that are the sole responsibility of the unit owner (i.e. hot water tank leak, non-working furnace, broken or leaking unit plumbing). In these cases owners should contact the appropriate contractor for service. **Non-emergency calls** will be forwarded to the Doverbrook office and will be responded to during the next business day. Do not call Plotkin for emergencies.

### Lorraine's Soup Kitchen

Non-perishable food items may be dropped off at the Doverbrook Office..