



The

# DOVERBROOK

Newsletter



Volume 4 Official website: [www.doverbrookestates.com](http://www.doverbrookestates.com) Phone 413-593-5515 April 2025

## From the Manager

It has already been a wet and windy start to Spring!

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

Taylor Davis will begin 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/pickle ball court is scheduled to open for the season on April 15, 2025.

Please ensure that the front stoops, patio areas, covered walkways and your utility rooms associated with your units are free of debris and trash. Utility rooms are not for storage, the hot water tanks and furnaces should be clear of debris, for any service/repairs they may need..

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.seeclifix.com/chicopee](http://www.seeclifix.com/chicopee)

Lastly, the FYE 2024 Annual Meeting will be held on April 8, 2025 at 7:00pm at the Community Center.

## Please do not feed the animals

We have reports that some residents are putting out food for the animals. We have black bears who love the bird feeders. We also have coyotes, fox, and a few others that will come around the units looking for food. If you want to keep these animals away, please do not feed them.

## 2024 Tax Deductible Expenses

Are available at the Doverbrook office.

## Financial Summary as of February 28, 2025

Total Revenue	\$ 390,800
Expenses	\$ 524,429
Reserves	\$ 121,500
<b>Operating –Deficit</b>	<b>\$(133,629)</b>

## Board Meetings 2025, at 6:00pm

Board meetings are the 3<sup>rd</sup> Tuesday of the month.

(Annual Meeting)\* April 8 at 7:00pm May 20

\*Formal Notice of the Annual Meeting was mailed March 28, 2025.

## Board of Trustees

Phil Nadeau recently informed the Board of Trustees that he was resigning from his position on the Board. Phil's contribution and dedication to Doverbrook will be missed.

Thank you for your service to the community, Phil and all the best in the future!

## Insurance

Effective January 1, 2025 the Association's Master Insurance Policy was renewed with Greater New York Insurance.

The deductibles associated with the Master Policy are as follows:

**\$25,000 PER INCIDENT FOR COVERED LOSSES, EXCLUDING WATER-RELATED LOSSES.**  
**\$25,000 PER UNIT FOR ALL WATER-RELATED LOSSES, INCLUDING ICE DAMS & FROZEN/BROKEN PIPES.**

If you have any questions, please feel free to contact the office, your insurance agent or the Association's Agent, Brown & Brown Insurance Group at (413) 935-1200

## Golden Nozzle Car Wash Tickets

Are available at the office 2 for \$11.00

It helps to save a little on water & sewer fees.

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

### 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 will be deducted on the 10<sup>th</sup> of the month, never before the 10<sup>th</sup> of the month.

### 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 properly. Price: \$20.00 per person, **Classes start at 7:00pm.**

**April 7 (Last class until November)**

**Sorry to say Debbie is cancelling the art classes until November 2025. She is sorry for the inconvenience and would like to say thank you and she appreciates all of you for coming to her classes. Watch the newsletter for the November 2025 startup dates. Her last class will be April 7, 2025. Hope you all will return in November.**

### Clogged Drains

The improper disposal of certain, inappropriate materials down the drains can directly lead to costly, unnecessary expenses to be borne by the unit owners as well as reduce the useful life of the drainage pipes themselves.

### 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. 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. **Do not call Plotkin for emergencies or complaints.**

### 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.**

### 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 join your neighbors at the movies. It's great fun!

*Hope to see you at the movies .*

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

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|--|----------------|
| <b>4/9 Book Club, the Next Chapter</b> | Diane Keaton   |
| Romantic / Comedy (PG-13)              |                |
| <b>4/16 Three Identical Strangers</b>  | Robert Shafran |
| Drama / Documentary (PG-13)            |                |
| <b>4/23 Good Will Hunting</b>          | Matt Damon     |
| Romance / Drama (R)                    |                |
| <b>4/30 Murphy's Romance</b>           | Sally Field    |
| Romantic / Comedy (PG-13)              |                |
| <b>5/7 Regarding Henry</b>             | Harrison Ford  |
| Drama (PG-13)                          |                |

### Water Usage

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 to 9:00am or 6:00pm to 9:00pm **ONLY**). If you suspect any problems exist with your unit's plumbing please contact a license & insured plumber.

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.

### Lorraine's Soup Kitchen Donations

Non-perishable food items may be dropped off at the Doverbrook Office. They appreciate your donations