

Frequently Asked Questions

Q: Are pets allowed?

A: Small dogs (25 lbs–no vicious breeds) for owners; none for tenants.

Q: How many parking spaces /Is there guest parking and where?

A. One deeded spot per unit; owners may rent 2nd spot – tenants cannot. Four visitor spots for complex.

Q. Can I plant my own plants by more door? Add a window box? Plant in the common area?

A. Plants (no vegetable gardens) may be planted at door gardens, no window boxes.

Q. Who handles snow removal for the individual walkways? Does anyone clean out my car? Do I need to move my car if a snow storm is expected?

A. The snow contractor shovels all walkways, stairs and between cars. May need to move the day after the storm to allow a thorough cleaning of the lots

Q. Is smoking permitted in my unit? On common area?

A. No. Smoking is not permitted anywhere on the property.

Q. If I experience a problem with one of my appliances – who is responsible for repair? Who do I call?

A. All appliances and fixtures are the responsibility of the unit owner.

Q. If I experience a power outage, heat or AC issue, – who handles that?

A. For power outages in complex, call Eversource 800-592-2000 first, and then notify Plunkett Properties. If in your unit only, contact an electrician.

Q. What type of insurance do I need on my unit?

A. Although you have coverage with the Master Policy, you also need an HO6 policy to cover the deductible and your personal belongings. Tenants may need Renter's Insurance.

Q. Management uses a payment portal – is it mandatory? There is a fee so can I mail a check instead?

A. The payment portal is set up for easy, fast payments. There is a small fee, just as there is a fee for a stamp and the cost of a check, but we are moving in the direction of direct payments for efficiency and owner convenience.

Q. I plan to sell/refinance my unit – how do I get the appropriate documents/6(d) certificate?

A. Contact Plunkett Properties during business hours (8-6pm) or submit the request through the portal

Note: Unit owners and/or Tenants will be charged for the violations: (Rates may change)

- Moving company needs to provide Certificate of Insurance and schedule time (violation \$50)
- Noise violations – \$50
- Pet found at premises (not approved) – TBD
- Late condo fee payments (by more than 30 days) – \$50
- Unnecessary calls to after-hours Emergency number – \$25
- Smoking violation \$50