



# 1105 NEWSLETTER FALL 2024

**Welcome to all new residents of 1105! Each Fall a considerable number of new owners and renters move into 1105. Please make sure you know the various rules and regulations of the condominium or, if you are a long-time resident, to refresh your memory. This newsletter contains some highlights. The complete RESIDENT GUIDE is available on the building website: [www.1105massave.com](http://www.1105massave.com)**

**Be Careful:** Unfortunately, this time of year crime increases in our neighborhood. Be sure to:

**Close** doors tightly behind you, including to the garage;  
**Lock** your car in the outdoor parking lot and the garage;  
**Remove** visible valuables in your car;  
**Lock** your bicycle securely;

Most important: **DO NOT ALLOW STRANGERS TO TAILGATE YOU AS YOU ENTER THE BUILDING.**  
Coming soon: **Management and your Board of Trustees will be implementing new security measures to safeguard our property.**

**Packages: THIS IS IMPORTANT!** Packages, including meals and groceries, arrive in the lobby and vestibule 7 days a week at all hours of the day and night. Elder and Jose deliver to floors as frequently as possible, but not on Saturday afternoon and Sunday or after 5 weekdays. If you are notified of a package delivery, please pick it up promptly. If you see packages in the vestibule, please put them inside the lobby. For packages that you are returning to the manufacturer, please expedite their pick up.

The Board has voted to fine the residents via the unit owner for violations of guidelines for packages and boxes that are oversized or left in the lobby more than a day. Your neighbors will appreciate your consideration.

ELDER AND JOSE ARE NOT FURNITURE MOVERS, nor are they maintenance people for cleaning up in-unit spills and debris left by contractors and service people. Please appropriately acknowledge their extra service to you when your bed, sofa, bookcase, etc. are delivered to your floor or the mess left by drain cleaners is cleaned up.

**Furniture Delivery and Move In/Out:** The delivery of large items can cause a great deal of damage to elevators and other common areas. Therefore, be sure to alert the Superintendent so that he can put up protective padding in the elevator. Please arrange for delivery of your furniture to your

unit door. If you leave your items in the lobby, you or your landlord will pay a fine. Try to have your deliveries Monday through Friday only. **Deliveries on evenings and weekends are subject to theft.**

**Insurance Coverage:** Your personal possessions are not insured under the building policy. Newly arrived renters and all owners should know that they will need renters' insurance in the case of **water or fire damage** to the unit. The building website contains a letter from our insurance agent. Please be sure you have adequate coverage. Owners, please advise your renters that they should have renters' insurance.



**Annual Meeting:** All Unit Owners are invited to attend the Annual Meeting of 1105 Condominium Trust on Thursday, November 14, 2024 at 7:30 pm for one hour. The meeting will be held via Zoom. Invitation details will be sent to the email address on file to all unit owners one week prior to the event (Thursday, November 7th) and again the day of the meeting. If you have an alternate communications method, please inform Myra Miller of the change.

**Board of Trustee Election:** Three seats on the Board are up for election. Incumbents have indicated they will be running for reelection to 2-year terms. If you wish to run, nomination forms for owners only can be obtained from any Trustee and Elder in the Super's office.



**Bike Room Storage:** Bike racks are installed in the bike room in the garage. There is also a floor mounted rack in space 45 in the garage. See Elder for more information on access and storage. An inventory of bikes is held in December. Unclaimed or unidentified bikes are discarded.

**Trash:** Do not put large items bulky items such as cardboard boxes, piles of books, large cloth items (pillows, sheets, clothing, and pieces of furniture down the trash chute. The trash chute empties to a compactor, not a dumpster. Electronics, Clothing, textiles and metal are all highly recyclable. Elder can help you dispose of these items.

Most important is the proper bagging and sealing of food trash. Rinse food containers – yogurt, milk, juice, takeout boxes. **DO NOT** leave open containers of food in the bins. There is a detailed notice on the wall of each trash room telling you how to dispose of various items. Please familiarize yourself with the list to make this an automatic practice.

**Moving:** Elder has a handout with moving in/out instructions. If you are moving in or out, you must notify the Building Superintendent, Elder Nunez, at least 24 hours in advance. Because of elevator restrictions, only one move can take place at a time. Moves are scheduled Mon-Fri, 9 am-5pm, Saturday 8-11 AM. Outside of those hours there is a surcharge in addition to the regular move in/out fee. As well, there is a fine for those who fail to notify the Super of a move.



**Directories and Fobs:** If you are moving in or out of the building, or if there are any changes to occupants in your unit, please tell the Superintendent so that he can change the building directories as well as the intercom system. **Butterfly MX** needs an email address as well as a phone number. **This is essential for receiving important messages from Building Management, your visitors, delivery people, and the US Postal Service.** Likewise, please turn in your fobs and keys when you move out of the building so that the registry is cleared. For move-ins, please register with the building Super or ELN Management.

**Plumbing:** Our building is 50 years old and problems involving building plumbing have surfaced. In many cases, this has meant entering individual units to make repairs. We will try to minimize any inconvenience to you.

Residents can help by always using a licensed plumber, and **whenever you have a plumbing or drain issue, notify Elder, our building super.**

**Parking:** **ALL PARKING IS RESERVED.** If you are renting a unit, you must work out parking arrangements with your landlord. The 10-minute space by the rear door is for the convenience of those who have brief errands to do. Please do not abuse the use of the **10-minute** space. Identify your vehicle with phone number and unit number on dash. You do risk being towed.

**Building Internet Providers:** In addition to Comcast/Xfinity and Verizon, the building now has a new high-speed internet-only provider - **STARRY INTERNET.** The service is available without a long-term contract. Details are at [www.starry.com](http://www.starry.com).

**Smoke Alarms:** Remember that smoke alarms in your unit are **NOT** tied to the building's main smoke alarm system. It is your responsibility to check the batteries periodically to be sure they are in good working order. A good practice is to change the battery when Daylight Savings Time ends each year. In 2024 that is on Sunday, November 3<sup>rd</sup>.

**HVAC Filters:** Each combination heating and air conditioning unit in your apartment has a removable filter that collects dust, dirt, and pollen. These filters need to be cleaned (vacuumed or washed) on a regular basis. Too much accumulated dirt will reduce your unit's efficiency, costing you \$\$\$.

**Communication:** The ELN Management answering service is operational 24/7 and equipped to respond to all issues. Call them anytime, and you will receive attention. 978-440-8330. Emergency notifications are also sent to all Butterfly registered users by the Management Company.

**Cameras:** You should always be aware that there are security cameras located in the lobby, the front and rear entrances, the elevators. The garage and the rear parking lot. They operate 24/7.

The information in this newsletter is meant to enhance the living experience of all residents of 1105. If you have any questions, please contact Elder Nunez, our superintendent, or Myra Miller, our manager. Have a pleasant autumn season.

#### **Trustees**

Beverly Thornton, Chair  
Laura Cohen, Treasurer  
John Giannacopoulos  
Richard Landau

Roger O'Sullivan  
Bradley Settle  
Peter Sullivan

#### **Manager**

ELN Management  
Myra Miller  
978-440-8330

#### **Superintendent**

Elder Nunez  
617-354-2383

#### **Housekeeper**

Jose Rosario

**Web Site:** [www.1105massave.com](http://www.1105massave.com)