

3/25/2024 PROPERTY MANAGER'S REPORT

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TRAFFIC, HAVERHILL ROAD ENTRANCE- On 3/10, there was a traffic accident on the east side of Haverhill Road, involving a CV unit owner exiting Congregation Aitz Chaim and a car headed north on Haverhill Road. The intersection of Haverhill Road and Century Boulevard has been tricky for some time, with drivers entering and exiting CV and the Synagogue competing with cars traveling north and south on Haverhill Road. The PBC Engineering Department is aware of this problem, and is working on a solution, involving directional arrows and possibly adjustments to the traffic lights at this spot. In the meantime, and especially during this high occupancy season, please drive carefully at this intersection.

STOLEN U HAUL TRUCK- A U-Haul truck, parked at Kingswood D for several weeks, was reported by U-Haul as stolen. The driver of this truck was listed as a guest staying in 72 Kingswood D. PBSO was called on 3/20 (Case # 24045282). The truck was towed off property the same day.

CUT FENCE, NORWICH SECTION- A CV unit owner reported that people were entering the Community through a hole that was cut into the perimeter fencing near the corner of Haverhill Road and Community Drive. Investigation by Platinum Security revealed that the people moving through the hole were coming from a vacant property that is adjacent to Century Village. A report was sent to PBSO, **case #24044970**. Temporary repairs to the cut fence were made on 3/19; permanent repairs were made on 3/20. A letter was sent to the owner of the vacant property, requesting that the property be secured. Additional hidden "stealth cams" were installed to keep an eye on this spot, and PBSO **NO TRESPASSING** signs were installed at the fence. Two old tricycles, presumably stolen, were found near the fence hole; these were put into storage at the Plymouth Laundry. If these trikes belong to you, please let me know and we will get them back to you. Pictures of the trikes are appended to this report.

ONLINE CONDO BOARD CERTIFICATION CLASS- For those who missed Attorney Friedman's 3/20 class at the CV Clubhouse, an online class will be given on 3/26. New CV Directors can register for this class by using the following Internet link:

<https://online.beckerlawyers.com/77/1814/landing-pages/rsvp-blank.asp>

All new CV Board Members must complete this class within thirty days of being seated on their Boards.

CV NEWCOMERS MEETING, 4/9- Please see the flier appended to this report, and post it to Association bulletin boards. All CV residents are welcome to attend this meeting, which will cover a wide range of topics related to life in our Community.

END OF REPORT



KINGSWOOD D- THIS TRUCK, DRIVEN BY A GUEST AT 72 KINGSWOOD D, HAD BEEN PARKED HERE FOR SEVERAL WEEKS. ON 3/20, I CALLED U-HAUL, FOUND OUT THAT THE TRUCK WAS LISTED AS STOLEN, AND CALLED PBSO.



KINGSWOOD D- THE DRIVER OF THE U-HAUL TRUCK, LISTED AS A GUEST AT 72 KINGSWOOD D, WAS QUESTIONED BY PBSO ON 3/20, CASE #24045282. A PBSO DEPUTY CALLED U-HAUL AND CONFIRMED THAT THE TRUCK WAS LISTED AS STOLEN.



KINGSWOOD D- THE STOLEN U-HAUL TRUCK WAS TOWED OFF PROPERTY BY SISTERS TOWING ON 3/20.



NORWICH SECTION- A CV UNIT OWNER REPORTED THAT PEOPLE WERE ENTERING CV THROUGH A HOLE IN THE PERIMETER FENCE. PLATINUM SECURITY LOCATED THE HOLE, CLOSED IT UP WITH CAUTION TAPE, AND SENT A REPORT TO PBSO, CASE #24044970.



NORWICH O- HIDDEN CAMERAS IN THIS AREA SHOWED THIS PERSON ENTERING CV THROUGH THE HOLE IN THE FENCE.



UNAUTHORIZED PEOPLE ARE ENTERING THIS ADJACENT PROPERTY THROUGH THIS UNSECURED GATE (CABLE LOCK WAS CUT). THE PROPERTY OWNER AND PBSO WERE NOTIFIED.



NORWICH SECTION- PERMANENT REPAIRS WERE MADE TO THIS FENCE BY BUDGET FENCE AND GATE ON 3/20.



NORWICH SECTION- PBSO NO TRESPASSING SIGNS WERE INSTALLED ON THIS FENCE. THIS CORNER NEEDS A GOOD CLEARING OUT- THIS WILL HAPPEN DURING NEXT MONTH'S ANNUAL MAINTENANCE TRIM OF TREES AND PALMS.



NORWICH SECTION- ADDITIONAL STEALTH CAMS WERE INSTALLED IN THIS AREA. THESE THINGS ARE CHEAP, EASY TO INSTALL/USE, AND DO A GOOD JOB CAPTURING IMAGES OF PEOPLE THAT DON'T BELONG HERE AND ARE UP TO NO GOOD.



PLYMOUTH LAUNDRY- TWO OLD TRICYCLES WERE FOUND NEAR THE HOLE IN THE FENCE NEAR NORWICH O. SO, THE PEOPLE SNEAKING INTO CV WERE STEALING FROM US. IF THESE TRIKES BELONG TO YOU, SEND ME AN EMAIL AND WE WILL GET THEM BACK TO YOU.



HASTINGS I- CAR WITH EXPIRED TEMPORARY TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-03220001.



SALISBURY H- LARGE PIECES OF GLASS MUST BE PUT INTO THE DUMPSTER AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND, FOR SAFETY REASONS.



ANDOVER F- CONSTRUCTION AND DEMOLITION MATERIALS ARE NOT PICKED UP BY WASTE PRO FOR FREE, AND NONE OF US SHOULD HAVE TO LOOK AT THESE NASTY JUNK PILES ALL WEEK. CENTURY VILLAGE IS NOT A DUMP. ASSOCIATION BOARDS AND THEIR PROPERTY MANAGERS NEED TO KEEP AN EYE OUT FOR THESE MESSSES AND GET THEM CLEANED UP. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-03220003.



SOMERSET B- ROTTED OUT DUMPSTER, REPORTED IN BY A CV UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



NORTHAMPTON M- BUSTED BLUE RECYCLE BIN, REPORTED IN BY A CV UNIT OWNER.



**DORCHESTER SECTION- CRACKED BLUE RECYCLE BIN,
REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR
REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED
DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES
ARE VERY HELPFUL.**

TENNIS COURTS 1 – 4
WILL BE CLOSED
THURSDAY
MARCH 28TH STARTING
AT 11:30AM
FOR MAINTENANCE

WILL RE-OPEN AS SOON AS POSSIBLE

COURTS 5 & 6 WILL REMAIN
OPEN FOR PLAY

THANK YOU FOR YOUR COOPERATION

W.P.R.F. INC.



Newcomers Welcome Meeting

Tuesday, April 9, 2024

2:00 PM

Clubhouse Meeting Room "C"

(All New Residents Welcome)

PLEASE POST THIS FLIER TO ASSOCIATION BULLETIN BOARDS