



## Beal's Cove Village

Beal's Cove Village Condominium  
c/o The Dartmouth Group  
131 Hartwell Ave., Suite 115  
Lexington, MA 02421

### SPRING 2024 NEWSLETTER

#### Monthly Condo Fee Payments

**All payments are due on the first of the month.** There are 5 ways to make your monthly condo fee payment:

- 1. Direct debit** – Auto payments can be set up through The Dartmouth Group portal.
- 2. Coupon book** – Check payments should be mailed to our lock box mailing address: (allow 7 days for USPS)  
Beal's Cove Village Condominium Trust  
c/o The Dartmouth Group  
P. O. Box 66094  
Phoenix, AZ 85082-6094
- 3. Online Banking** – Payments through your personal banking account to the P. O. Box shown above.
- 4. E-check** – Electronic checks may be sent through CIT Bank by using your account on the portal.
- 5. Credit card** – Credit card payments may be made through CIT Bank from your account on the portal.

*Condo fee payments received after the last day of the month will be assessed a \$25 late fee.*

#### Pets

Please remember that **we are a NO PET community.**

If you have any dogs in your unit, you need to provide The Dartmouth Group with the appropriate paperwork to prove that your dog is an Emotional Support or Service Animal. Please email your info to: [clientservices@thedartmouthgroup.com](mailto:clientservices@thedartmouthgroup.com)

#### Good to Know...

The Hingham Department of Elder Services supports the independence and ongoing personal development of the town's population 60 and older, advocates for their needs, and works to enhance the quality of their lives.

The Center for Active Living, a 5,500 square foot building located at 224 Central Street, next to Town Hall and the Police Department, provides programs and services to meet the dynamic interests and needs of Hingham's older adult population.

Call the Center for information about their many events, activities and services at 781-741-1458 or visit [hingham-ma.gov/353/Elder-Services](http://hingham-ma.gov/353/Elder-Services).



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### SPRING 2024 NEWSLETTER

**Annual Spring Fling Cleanup Saturday, May 25**  
9 am - 3 pm | Rain Date Sunday, May 26

We will have a **Shredding Truck** for your unwanted paper, a large **Dumpster** for any large items that should not go into the regular dumpsters, and a **Swap Table** for anything that looks too good to throw away.

There will be coffee and donuts, along with socializing! Please plan to attend and use this opportunity to just get rid of it. *More information will be provided soon!*

#### Garden Committee Update

During the past year, the members of the Garden Committee have been the folks responsible for working on all of the pots at Beal's Cove Village. These ladies planted in the Spring, watered in the Summer, and changed the plants in the Fall and Winter to keep in tune with the seasons.

The goal for the Garden Committee is to work hand in hand with the Landscaping Committee in an effort to keep our property looking beautiful. Many of you have driven by, as the committee members are working, and you have nothing but encouraging and positive things to say. Thank you for noticing and for commenting!

*If we all work together we can keep  
Beal's Cove Village beautiful.*

#### BCV Garden Committee:

Michele Boyle, Julie Gibbons,  
Julie Goggin, Chloe Juarez,  
Laurie Liddell, Liz Long,  
Kathleen Sullivan,  
and Andrea Tsoumas



#### Beal's Cove Village Condominium

is a residential community established in 1986 under Chapter 183A of the General Laws of Massachusetts. The Condominium consists of 198 dwelling units, 22 buildings on 20 acres of land in Hingham, MA.

We are governed by MA State Law, our Master Deed, our Declaration of Trust, our By-Laws and Amendments, and Rules and Regulations set forth in these documents and by the Board of Trustees.

#### Our Property Manager

The Dartmouth Group  
131 Hartwell Ave., Suite 115  
Lexington, MA 02421

BCV Manager: Rick Tweedy  
BCV Assistant Manager: Alex Kerravala  
Telephone: (781) 275-3133

Email: [clientservices@thedartmouthgroup.com](mailto:clientservices@thedartmouthgroup.com)

Website: [thedartmouthgroup.com](http://thedartmouthgroup.com)

Portal: [mydartmouthgroup.com](http://mydartmouthgroup.com)

The website also links to the portal: click on **Homeowner Resources** and then **PayMyBill/Homeowner Portal**.

#### From the Portal you can:

- Make a Payment
- Request Maintenance
- Check Your Balance
- Find Documents (Master Deed, etc.)
- Request Approval (for any modifications)
- Contact The Dartmouth Group

To set up your access to the BCV Portal, email [clientservices@thedartmouthgroup.com](mailto:clientservices@thedartmouthgroup.com).

#### Our Board of Trustees

Laurie Liddell, *Chair*  
Mary Beth Shertick, *Treasurer*  
Millicent Broderick, *Secretary*  
Tom Bickford  
Jack Dean

*Our goal is to make Beal's Cove Village a great place to live and to provide and insure dignified, peaceful and harmonious residential accommodations and common areas and facilities to be used for the benefit of the unit owners, their families and guests.*

## Landscape Committee Update

The Beal's Cove Village Landscape Committee is a volunteer group of owners who are interested in improving the landscaping and general appearance of our common area grounds at Beal's Cove Village. We consider our property an important asset to our investment as property owners.

We work with our property management team at The Dartmouth Group as well as with our landscaping contractor, Riverside Landscaping, to maintain our grounds, remove snow and ice and manage specific projects that will enhance the existing landscape and make it a more attractive, greener place to live.

Our proposed projects for 2024, subject to budget and board approval, are:

To re-work several areas with poor storm water drainage and soil erosion before more damage is done.

To remove dead and fallen trees and maintain and prune damaged trees on a "worst come first" basis.

To install granite curbing along our front entrance to keep the cars off the grass.

Remove and replace dead shrubs and bushes.

Upgrade our entrance and directional signage

Work with residents in BCV to provide guidance and address concerns and requests for individual landscaping improvements across the property.

### Landscape Committee:

Tom Bickford and Jack Dean

## Pool Almost Pool Season!

The Pool Committee is on-board for their 2nd season! We are proud to announce the pool schedule for 2024:

**Pool Opens on Saturday, May 25**

**Open Weekends Only until June 14**

**Then Sunday thru Friday 10 am – 7 pm**

**Saturdays and Holidays 10 am – 8 pm**

**Weekends only Labor Day to Sept 15**

Anticipating another sultry September, we are extending the pool season into mid-September, weekends only. Our last swim will be Sunday, September 15.

In their 2023 debut, the Pool Committee organized new furniture, both poolside and in the pool house, to the delight of many a pool-goer.

*The committee went all out to make our pool area a clean and comfortable haven for young and old alike.*

The pool house will be open to all residents and offers a refrigerator and comfortable lounge area which can be used for small parties. More information will be available in the pool house at season's start.

*We look forward to welcoming you to the Memorial Day celebration poolside on Monday, May 27.*

### Pool Committee:

Millicent Broderick, Jeanne O'Connell, Anila Raxhimi, Rachel Wadleigh Scott, and Andrea Tsoumas

## Important Information About Trash Disposal

Please be advised that the dumpsters at each building are for **BCV residents' home trash only**.

Between May 2022 and March 2024 we were charged over \$7,000 for disposal of restricted items that were placed in dumpsters. **Your condo fees paid for this!**

Restricted items include: wood, construction materials and debris, furniture, lawn chairs, air conditioners, mattresses, bed frames, bicycles, televisions, and computers. **Starting immediately, we will be billing the individuals who place these items into our dumpsters.**

Residents may dispose of items not allowed in our dumpsters at the Hingham Transfer Station on Hobart Street by obtaining a sticker from the Hingham DPW and using that facility. You can get a sticker in person at the Hingham DPW, 25 Bare Cove Park Drive, or online at [hingham-ma.gov/334/Transfer-Station-Stickers](http://hingham-ma.gov/334/Transfer-Station-Stickers).

*Let's work together on this to ensure that our condo fee money is being well spent.*

**Note:** The blue recycling bins are for metal, glass and recyclable plastics only. Small amounts of paper and cardboard are allowed, but large cardboard boxes overflow these bins blocking other recyclables. Boxes should be broken down and placed in the dumpsters.

## Sewer and Plumbing Update

The members of the Sewer and Plumbing Committee have been working to ensure that all of our sewer lines are cleaned and functioning at Beal's Cove Village.

One goal is to make certain that the lateral sewer lines are cleaned from the buildings to the main line situated under our roads. Rosano Davis is the vendor that you may occasionally see at Beal's Cove working on our pipes.

Another priority is to ensure that the pipes in our units which abut the laundry rooms are kept clean to avoid backups that have been happening at Beal's Cove for some time. We are moving forward by tackling those units attached to the laundry rooms that have recently experienced backups.

Fats, oils and grease (FOG) can be a real problem for homeowners. Contaminants such as soap scum and food particles can stick to the pipe walls restricting flow eventually causing a back-up or blockage. This can not only be smelly and messy, it can also be quite costly when you need to have the drain mechanically cleared.

Now, through biotechnology, there is a reliable and easy to use treatment that offers a preventative maintenance solution. That solution is **Grease-X® Biozyme**.

Our goal is to reach every resident at Beal's Cove to disseminate information and a supply of **Grease-X®** and work pro-actively to avoid clogs, back-ups and floods **before they happen**.

### What Can Residents Do?

While we continue to distribute Grease-X® as we clean out the pipes, every resident can be part of the solution by following some simple guidelines:

1. **Please do not use garbage disposals.** These are the number one cause of the sewer problems at Beal's Cove. Everyone was asked to remove these disposals years ago. Many complied, but others still have them in their units. Please do not use them. No new garbage disposals are permitted under any circumstances.
2. If you are having any plumbing work done in your unit, **please have your garbage disposal removed.**
3. Every kitchen sink should have a **kitchen 'basket' drain strainer** to collect any debris that could go down the drain. These are available for less than \$5.00 at Lowe's, Stop & Shop, Walmart or Amazon.
4. Please do not flush anything down the toilet except toilet paper. **You cannot flush:** floss, hair, food, grease, soap, sanitary products, diapers, condoms, cotton balls, Q-tips, kitty litter, latex gloves, cigarette butts, paper towels, coffee grounds, paint, or any medications. **No wipes!** This includes disinfecting, baby, and/or adult wipes or wipees. They may say they are flushable, but they are not! Flushing wipes is the second leading cause of major plumbing problems and repairs.

*We appreciate your cooperation. Plumbing problems can cause significant damage and require expensive repairs. They can also affect our neighbors and all of our insurance costs too! Thank you for being part of the solution!*

### Sewer and Plumbing Committee:

Laurie Liddell, Jason Scott and Andrea Tsoumas

## Selling or Refinancing your Condo?

If you find yourself in the process of selling your home, you are likely to receive requests for a variety of documents related to the sales process. Some of the documents can be found on our community website. There are additional documents that may be required and need to be created specifically for your unit, such as a lender questionnaire and 6D certificate. These need to be ordered at: [mydartmouthsales.com](http://mydartmouthsales.com).

