

PICKWICK ESTATES CONDOMINIUM
P.O. BOX 2010
NORTH CHELMSFORD, MASS 01863
OFFICE-978-251-1231//FAX-251-1257
E-mail-pickwickestates@netzero.net

June 6, 2007

To: All Unit Owners.

Re: Window Replacements//mandatory to all units.

For: Name & Address: 174 Tyngs Rd #10

Dear Scott.

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A window replacement program for all units has been voted on and approved by a majority vote at our last Annual Meeting; the approval for the cost this project was a flat rate per unit windows that equates to \$260.00 per window, all the common area windows were calculated out between all units at a percentage ownership interest.

This program has been put on the fast track to be done, work is slated to start sometime mid July, our contractor is estimating that the completion of this project should take no longer than six weeks, work will start on Tyngsboro road. We are asking for everyone's cooperation when the work starts; there will be a block of units on a schedule to be done when the work starts every day, you will have an advance notice what day your unit is scheduled to be done, "you must let the contractors in to complete the window replacements" for units that are rented, we are asking those unit owners to please have your tenants comply with this project; **(Mandatory)** Its imperative that the contractors be let into the units to do this work, you must have all items moved away from all the windows, all curtains and blinds have to be removed, when the work is completed you will need to move the items back where they were and install the blinds and curtains; the contractors will try their best to be very careful when removing any molding from the interior frames, but in some instances because of age the molding, pieces could crack or the paint may chip, the contractors will not be responsible for any touch up in this instance.

Assessments: The financing for this project was voted on by the Board of Trustees in which the trustees voted to obtain a loan for this project, the trustees have also structured an assessment to all unit owners for the total note of the loan that includes all finance charges, closing cost, all windows, and % interest for common area windows, this assessment will be spread out for five years, with the **first assessment due August 1st 2007** (Your Assessment due is \$ 309.77) **in 2008-2012** there will be one assessment **due every March 1st** for \$ 309.77.

Payments can be paid in full if desired; all associated cost will still be included; full payment for your unit is \$ 1,548.88

Late Fees /Collection: Assessments are due within the timeframe inserted in this letter for the year and 1st of the month indicated, any payments due after the due date will accrue a late fee of \$30.00 dollars per month, payments not received within 60 day's will be sent into collections and as such you will be responsible for paying all legal fees as well as late fees up to date.

Tax Incentive: You could be entitled to a tax break for an energy conservation measure, in applying for this tax incentive your total cost must be paid; you will need to check with your tax preparer to see what is needed.

6D-Certificates: For people selling their units, typically a 6D certificate is needed prior to closing, this certificate indicates that you are up to date with your condominium fees, fines and assessments, and validates that you are fully paid for the date the 6D is signed; we cannot issue out a 6D certificate unless everything is fully paid for your unit.

Assessment Residuals: If there are any residual monies left over after this project is completed, it will be divided equally and returned to the ownership.

Assessment Checks: When sending in your assessment checks please send in a separate check for this charge.

Sincerely,

The Board of Trustees.

PICKWICK ESTATE CONDOMINIUM WINDOW REPLACEMENT DATA 2007

174 TYNGSBORO ROAD

Address & Unit Number	# of Unit Windows	Total cost for windows	Cost Common area windows	Interest/Closing Cost	Total Due	Cost-per-year
174 Tyngs Rd- Unit #1	6	\$1,560.00	\$95.79	\$406.80	\$2,062.59	\$412.51
174 Tyngs Rd- Unit #2	6	\$1,560.00	\$95.79	\$406.80	\$2,062.59	\$412.51
174 Tyngs Rd- Unit #3	4	\$1,040.00	\$95.79	\$406.80	\$1,542.59	\$308.51
174 Tyngs Rd- Unit #4	4	\$1,040.00	\$95.79	\$406.80	\$1,542.59	\$308.51
174 Tyngs Rd- Unit #5	4	\$1,040.00	\$100.79	\$406.80	\$1,547.59	\$309.51
174 Tyngs Rd- Unit #6	4	\$1,040.00	\$100.79	\$406.80	\$1,547.59	\$309.51
174 Tyngs Rd- Unit #7	4	\$1,040.00	\$100.79	\$406.80	\$1,547.59	\$309.51
174 Tyngs Rd- Unit #8	4	\$1,040.00	\$100.79	\$406.80	\$1,547.59	\$309.51
174 Tyngs Rd- Unit #9	4	\$1,040.00	\$102.08	\$406.80	\$1,548.88	\$309.77
174 Tyngs Rd- Unit #10	4	\$1,040.00	\$102.08	\$406.80	\$1,548.88	\$309.77
174 Tyngs Rd- Unit #11	4	\$1,040.00	\$102.08	\$406.80	\$1,548.88	\$309.77
174 Tyngs Rd- Unit #12	4	\$1,040.00	\$102.08	\$406.80	\$1,548.88	\$309.77
174 Tyngs Rd- Unit #14	8	\$2,080.00	\$95.79	\$406.80	\$2,582.59	\$516.51
174 Tyngs Rd- Unit #15	8	\$2,080.00	\$91.87	\$406.80	\$2,578.67	\$515.73
174 Tyngs Rd- Unit #16	8	\$2,080.00	\$91.87	\$406.80	\$2,578.67	\$515.73
174 Tyngs Rd- Unit #17	8	\$2,080.00	\$102.08	\$406.80	\$2,588.88	\$517.77
174 Tyngs Rd- Unit #18	8	\$2,080.00	\$102.08	\$406.80	\$2,588.88	\$517.77
174 Tyngs Rd- Unit #19	6	\$1,560.00	\$95.79	\$406.80	\$2,062.59	\$412.51
174 Tyngs Rd- Unit #20	6	\$1,560.00	\$95.79	\$406.80	\$2,062.59	\$412.51
174 Tyngs Rd- Unit #21	4	\$1,040.00	\$95.79	\$406.80	\$1,542.59	\$308.51
174 Tyngs Rd- Unit #22	4	\$1,040.00	\$95.79	\$406.80	\$1,542.59	\$308.51
174 Tyngs Rd- Unit #23	4	\$1,040.00	\$100.79	\$406.80	\$1,547.59	\$309.51
174 Tyngs Rd- Unit #24	4	\$1,040.00	\$100.79	\$406.80	\$1,547.59	\$309.51
174 Tyngs Rd- Unit #25	4	\$1,040.00	\$100.79	\$406.80	\$1,547.59	\$309.51
174 Tyngs Rd- Unit #26	4	\$1,040.00	\$100.79	\$406.80	\$1,547.59	\$309.51
174 Tyngs Rd- Unit #27	4	\$1,040.00	\$102.08	\$406.80	\$1,548.88	\$309.77
174 Tyngs Rd- Unit #28	4	\$1,040.00	\$102.08	\$406.80	\$1,548.88	\$309.77
174 Tyngs Rd- Unit #29	4	\$1,040.00	\$102.08	\$406.80	\$1,548.88	\$309.77
174 Tyngs Rd- Unit #30	4	\$1,040.00	\$102.08	\$406.80	\$1,548.88	\$309.77
17 Common Area Windows					Total Year Amt	\$10,421.83
					Total Five Year Total	\$52,109.15