LENNOX HEIGHTS

October 2026 Newsletter

Dear Homeowners,

Happy Fall, Everyone!

As the leaves change and the cooler weather arrives, it's a wonderful time to enjoy our beautiful community and prepare for the winter months ahead. We have a few important reminders, helpful updates, and upcoming events to share with you. Thank you for your continued cooperation in making Lennox Heights a safe, friendly, and enjoyable place to live!

Community News & Helpful Resources

Have You Visited Our Website Lately?

Our website, **LennoxHeights.com**, contains a wealth of helpful information, including house rules, the master deed, rental and sale applications, tax information, bylaws, and past newsletters.

To access the Owner's Tab, use the password **Exclusive**. We encourage everyone to take a look!

Give Your Unwanted Items a New Home!

If you have items you no longer need, consider offering them to another homeowner through our Repurpose List. Simply email the office, and your items will be posted under the Repurpose List tab in the Owner's Tab on our website.

You will keep your items, and interested homeowners can contact you directly using the contact information included in your listing. It's a great way to help a neighbor while giving useful items a second life!

Keep Your Contact Information Current

Please notify the office whenever your mailing address, phone number, or email address changes.

Email: Lennoxhgt@outlook.com

Also, please make sure the office has an emergency contact person on file in case you cannot be reached during an emergency.

Getting Ready for Winter

Air Conditioners

To help reduce heating costs, all window air conditioners must be removed from **November 1, 2026, through April 1, 2027**.

If you need help, Jeff or Napito may be available to remove your unit for a fee determined by them. Please contact the office to request a callback.

Wall-mounted units may remain in place if they are properly covered and insulated to prevent cold air from entering.

Bears and Dumpsters

As the seasons change, please remember that bears are active in our area. Always secure the bars on top of the dumpsters after use, and exercise extra caution when taking your pets outside.

Please Don't Feed the Wildlife

Although we enjoy seeing wildlife around Lennox Heights, please do not leave out pumpkins, birdseed, bread, or other food for animals. Squirrels have entered our buildings in the past and can cause serious damage to the structure and electrical systems.

Thank you for helping protect our homes!

Parking, Bicycles & Outdoor Equipment

Parking Tags

Each unit has been provided with one parking tag. Please hang your tag from your rearview mirror when parking in front of the buildings. At Buildings B and C, a tag is also required when parking in the second row.

If you do not have a tag, please contact the office at **413-637-9908** as soon as possible. Guests should always park in designated visitor parking.

A Little Help for Snowplowing Season!

Please take a moment to rewrite the handwritten numbers on your parking tag so they are easy to read. This helps our maintenance team identify vehicles, especially during the winter plowing season.

Bicycle Storage

Bicycles may not be stored outside your unit. A bike rack is available at Building F, where you can lock your bike. Please contact the office if you need a key.

Kayak and Canoe Storage

For our outdoor enthusiasts, Lennox Heights has installed a rack for kayaks and canoes in the maintenance area and can be used free of charge.

Please remember that storing equipment behind the buildings is not permitted. Before placing equipment on the rack, contact the office to sign a waiver. Forms are available in the plastic bin outside the office door and may be returned by mail or through the office door mail slot.

Keeping Our Buildings Safe & Comfortable

Hallway Doors

Please ensure all hallway doors remain closed and locked at all times. Doors must never be propped open, as this can cause damage to the doors and frames. Keeping doors closed also helps prevent critters from entering the warmer indoor areas.

Thank you for your cooperation!

Clear Hallways and Common Areas

To keep our shared spaces safe, clean, and accessible, please do not leave personal belongings in hallways or under the stairs.

Items that may not be left in these areas include:

- Shoes and personal belongings
- Decorations, unless mounted on your door
- Tables or furniture
- Any items under the stairs

Thank you for helping keep our common areas neat and welcoming!

Smoking Policy

Lennox Heights has a strict non-smoking policy that prohibits all types of smoking inside units and in common areas. A few units have grandfathered exceptions. Please note that the legalization of marijuana does not override this policy.

Recycling Reminder

When using the recycling dumpster between Buildings C and D, please flatten all cardboard boxes before placing them inside. Boxes must be empty and broken down to save space.

Thank you for keeping the recycling area tidy!

Home Repairs & Maintenance

Planning Work Inside Your Unit

Most repairs or improvements inside your home require a licensed contractor or plumber. The contractor must obtain the appropriate permit from the Town of Lenox Building Department and display it in the front window facing the common area until the work is completed.

Please remember:

- Noisy work is permitted only between **9:00 a.m. and 7:00 p.m. daily**.
- Contractors and their workers may not park in the front row.
- If plumbing work requires the water to be shut off, please notify the office at least **24 hours in advance** so the building can be informed.
- A licensed plumber is responsible for turning the main water supply off and back on.

We appreciate your help in keeping everyone informed and minimizing disruptions to your neighbors.

Electrical Panels: Important Information

If your unit has an original Federal Pacific electrical panel, please be aware of the following requirements. These panels are grandfathered unless one of the following circumstances applies:

- Before the sale of a unit, the panel must be replaced.
- If the electrical system is updated, the panel must be replaced.

All costs associated with replacing the panel are the responsibility of the unit owner.

Upcoming Board of Trustees Meetings

Your Board of Trustees welcomes homeowners to attend our upcoming open meetings, either in person at the Lennox Heights office or via Zoom.

If you plan to attend, please RSVP at your convenience. If you have already registered, we look forward to seeing you!

Meeting Schedule

- **Late October 2026:** Preliminary budget will be sent to interested owners.
- **Friday, November 13, 2026 — 4:30 p.m.:** Budget meeting and budget vote.
- **Friday, January 15, 2027 — 4:30 p.m.**
- **Friday, March 19, 2027 — 4:30 p.m.**
- **Friday, May 14, 2027 — 4:30 p.m.**
- **Saturday, July 10, 2027 — 10:00 a.m.:** Annual Meeting.

Please note that the Annual Meeting will be held on Saturday morning. All other scheduled meetings will begin at 4:30 p.m. on Fridays.

We hope you will join us and stay involved in the continued success of our community!

A Friendly Fall Farewell

Thank you for your continued cooperation, kindness, and consideration for your neighbors. It is the little things we do for one another that help make Lennox Heights such a special place to call home.

Wishing everyone a beautiful autumn, a safe winter ahead, and a happy and healthy season!

Cordially,

Your Board of Trustees

David Ross, President
David Levin, Vice President
Mary McClelland, Secretary
Mike Greenberg, Trustee
Maria Kasekas, Trustee
Linda Johnson, Trustee
Nestor Riva, Treasurer
Arthur Blum, Treasurer

Wendy Greiner, Managing Agent
413-637-9908