



# 1105 NEWSLETTER FALL 2025

***New Residents -- Welcome to 1105! Each Fall a considerable number of new renters move into 1105. This is a good time to make sure you know the various rules and regulations for the building. The RESIDENT GUIDE is available on the building website: [www.1105massave.com](http://www.1105massave.com). Enjoy your stay.***

***Be Careful!*** Unfortunately, crime is increasing in our neighborhood. Be sure to:

- Close doors tightly behind you;
- 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.**

***Packages: 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. If you are notified of a package delivery, please pick it up. 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. Try to schedule your deliveries for weekdays.

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. Please appropriately acknowledge their extra service to you when your bed, sofa, bookcase, and/or tv are outside your door.

***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. You may have to pay for this service, but 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 weekends may sit in the unsecured vestibules until Monday and are subject to theft.

***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. In the future, repair work will necessitate entering individual

units in order to access the problem. 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.**



***Annual Meeting:*** All Unit Owners are invited to attend the Annual Meeting of 1105 Condominium Trust on Thursday, November 13, 2025 at 7:30 pm for one hour. The meeting will be held via Zoom, and invitation details will be sent to the email address on file to all unit owners one week prior to the event (Thursday, November 6<sup>th</sup>). If you have an alternate communications method, please inform Myra Miller of the change. News of the upcoming elevator upgrade and other projects financed through special assessment will be presented.

***Board of Trustee Election:*** Four seats on the Board are up for election. Four incumbents have indicated they will be running for reelection to 2-year terms. The deadline to put in your name to run is September 30<sup>th</sup>. Nomination forms for owners can be obtained from any Trustee and Elder in the Super's office.



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

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. This will attract vermin – nasty critters like mice and cockroaches and more. 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:** 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. Landlords – please be sure your tenants comply with this request. **It is critical for residents' receipt of emergency messages from the management company, notifying of power outages, emergency vehicles, water shutoffs, etc. This is essential for your visitors, delivery services 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.

**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.

**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.

**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).

**Insurance Coverage:** Newly arrived renters and all owners should be aware of the level of 1105 insurance coverage as this might impact you in case of **water or fire damage** to your unit. A letter from our insurance agent is on our website: [www.1105massave.com](http://www.1105massave.com).

Please be sure you have adequate 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. Owners, please advise your renters that they should have renters' insurance

**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 2021 that is on Sunday, November 2<sup>nd</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 \$\$\$\$. Ask Elder or a neighbor if you need help with this.

**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.

**Cameras:** You should always be aware that there are security cameras located in the lobby, the front and rear entrances, the elevators 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  
617-354-2382

***Housekeeper***  
Jose Rosario

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