

**Harvest Valley Condominiums
Frequently Asked Questions
updated July 2026**

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Introduction: For many owners, Harvest Valley is their first experience owning a condominium. This document offers an introduction to how this type of home ownership differs from conventional home ownership, as well as a collection of frequently asked questions concerning things that are unique to Harvest Valley.

Owners are encouraged to read all documents (available on the HPMG website) as they contain more information than this question and answer document covers.

What does it mean to own a condominium instead of a house?

When you own a condominium you become part of a Homeowners Association and you own a partial share in the entirety of the property. All owners are subject to the rules and regulations of the Association and the (State regulated) Master Deed that describes the rights of owners, how ownership is defined, the powers assigned to the Association, and how rules and regulations may be enforced, updated and/or changed.

What part of my unit do I actually own?

You own the inside of your unit. The outside of the unit and the land in between the houses is owned in common and managed by the elected Board of Trustees. Exceptions include outside light fixtures and faucets, which are specific to each unit. While decks and front porches are common elements, washing them with mild soap and water as needed is encouraged. Repairs to porches, decks, and bulkheads are covered maintenance services.

Always call management before altering or adding anything to the outside of a unit.

Who is on the Board of Trustees?

There are 5 home owners on the Board of Trustees serving 3 year staggered terms. They are elected at the Annual Meeting of the ownership - usually held in the summer. The Board is responsible for working with the Property Manager in creating and managing the annual budget, for insuring that rules and regulations are followed and for contracting outside services, including professional management.

Minutes of Board meetings are supplied by email and posted at the Mail House.

What is the primary form of communication regarding Harvest Vally Condominium information?

Email. All owners are encouraged to supply a (frequently read) email address to Hampshire Property Management and the Board of Trustees.

How is the Condominium Fee determined?

The monthly fee that each owner pays represents their unit's share* of the common expenses incurred throughout the year for maintenance and management of the property. It also includes an amount that is deposited in a Reserve Account for future expenses. The value of the Reserve Account is based on a professional assessment of predictable and anticipated future expenses. Un-anticipated expenses for things not covered by insurance or accounted for in the budget are paid for by a Special Assessment to each owner.

** Note: There are nine units that are smaller than the others. Because the calculated fee is based on square footage, these 9 units pay slightly less per month.*

Owners should be aware that all expenses are shared expenses. If an owner requests services or repairs that are not normally covered by standard maintenance/management practices, the cost, if approved, is absorbed by the entire community. *All requested services must be reviewed and approved by the Board of Trustees.*

What does the Condo Fee cover?

A partial list of items that the Condominium Fee covers:

- Landscaping Costs
- Snowplowing
- Insurance
- Professional Management Fees
- Legal Fees as Needed
- Unit Maintenance (External)

What does the Association Insurance Policy Cover?

The insurance policy covers wind and water damage to the common area and the outside of the housing units. It also covers certain damage to the inside of the units as well. For instance, flood damage from a plumbing leak or a cooking fire in the kitchen. There is a \$10,000 deductible with the policy which, in the case of an inside claim, is the responsibility of the unit owner. Owners are encouraged to make sure that their own homeowners policy covers this expense.

Where do I get my mail?

The mail house is located at the corner of Lazy D Dr. and Chantel Ct. Each unit has a personal mail box. Keys should have been included when your property was transferred. Replacement keys: The United States Post Office in Easthampton no longer replaces lost keys. A locksmith is required to replace the lock to get new keys. If you have no key, the old one can be drilled out and replaced by a locksmith.

What is the preferred way to report an administrative issue or maintenance need?

There are 3 options:

Submit a request using the online resident portal, AppFolio. Assistance setting up your portal is available during business hours by calling 413-582-9970.

Send information to: support@homemanaged.com

Via phone 413-582-9970 NOTE: Use of the portal or email will usually receive a faster response.

For issues not relating to maintenance or administrative needs, contact the Property Manager, Jon McGee at jon.mcgee@hpmgnoho.com or 413-650-9438

How soon can I expect snow to be removed from my driveway and walkway?

Timing of snow removal is entirely weather dependent. For short term storms, removal starts at the end of the event. For serious, long term storms, management may decide, for safety reasons, to clear the streets during the storm as well.

Note: Sidewalks along the streets are **not shoveled**. They are too costly to maintain and represent a liability should anyone slip and fall.

Can I request that my sidewalk not be salted?

No. The unit sidewalks are a common area and are frequently used by owners and guests. Therefore, to maintain the property in a safe manner, they are maintained by the Association. Salting is part of that maintenance to avoid potential slip and fall due to icy conditions.

Who is responsible if my heat or central air conditioner fails?

Heating, air conditioning, dryer vent cleaning and interior plumbing are the owner's responsibility.

Is it still possible to add solar panels to my unit?

Yes, as long as current rules and procedures are followed.

***** Requests to install solar must be submitted to and discussed with Management. *****

Are there rules that determine what I can and cannot do on my porch or deck?

Can I put my own plants & ornaments into my front garden?

Are seasonal decorations allowed?

Yes to the above but with numerous conditions: See: [Rule #18 in Rules and Regulations](#)

Am I allowed to have a dog or a cat?

Yes, as long as it is under **30** pounds, is leashed when outside, and all feces are removed from the grounds.

Am I allowed to have a handicap ramp if needed?

Yes. The installation **must be coordinated with management.**

Are guests allowed to stay in HVC units?

Guests are allowed on a reasonable short term basis only. Permanent residents must be over 55 years of age.

Where should guests park their car(s)?

Overnight guests should park in the driveway. On street parking at HVC is discouraged.

Are trick-or-treaters allowed at HVC? If so, how many typically come on Halloween?

There is no rule that prohibits trick-or-treating, but it is a very rare occurrence.

Who is responsible for the upkeep (maintenance) of the front porch?

The Association is responsible for maintenance of the porch but, unless part of a house washing event, not for cleaning it.

Is the Association responsible for the upkeep of the hatchway doors?

Yes.

Who is responsible for repair of garage doors?

The unit owner is responsible for mechanical issues such as broken springs and motors. Failure of the door itself is an Association issue.

Are there instructions available for the original appliances included in the condominium?

No. Be aware, that many of the original appliances have likely been replaced. Hopefully, information on those appliances or their replacements was left by the seller.

What are the bulletin boards in the mail shed used for? Who is allowed to post there, and what is allowed to be posted?

There are two bulletin boards at the mail house, one for exclusive use by the Board and one for the residents. Documents need to be relevant to HVC community. No advertising is allowed.

Can residents directly call Andrew at Links Services for shrubbery or landscape requests?

No. Andrew is a contracted vendor of the Association. His instructions comes from management and he is instructed **not** to be influenced by owners while working. Landscaping issues should be brought to the attention of management.

Does the community ever gather other than at the annual meeting?

Community events, such as lunches or summer picnics, are organized by owners.

Is the property management company responsible for keeping the mail shed clean?

Yes.

Is there a Rules & Regulations document?

Yes. See Links Below

Are there issues that former owners may or may not have dealt with that I should know about?

Yes. For instance:

- The water pressure was found to be too high at HVC and all units should have a pressure reduction valve on the main water line into the unit. Owner Expense
- The trap on the sewer line for the AC condensate pump is open in the basement. This is the outflow path that a sewer back-up would take and effluent could end up in the cellar. Some owners have installed a cap with hole for the tubing coming from the pump. In the rare case that a back-up occurs, better to have it confined to the tub than all over the cellar floor.
- The on/off valve on the washing machine is often stuck open if has not be replaced by now. If you think you turned it off for and extended absence, it may still be on.
- Many units have their Spectrum cable and phone modem plugged into the ground fault plug near the electrical panel in the cellar. This circuit feeds the plugs in the garage and outside plugs on the deck. If ground fault safety feature gets tripped (which can happens during a heavy rain) the TV and phone service go out. Best fix for this is to plug the modem into another circuit. For instance, the light socket near the panel can be equipped with an extension with a plug. A short extension cord to the cable modem fixes this issue.

For information regarding the City of Easthampton, where to vote, etc., please go to.....

[Easthampton Town Government](https://easthamptonma.gov/contact.html)

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Important documents are available for download on the [HPMG Website](#), including:

[Owners Manual – MasterDeed](#)

[Owners Manual – Trust and By-laws](#)

[Owners Manual – Rules and Regulations – ExhibitA](#)