



## FREQUENTLY ASKED QUESTIONS

### **What is the address to Wenham Pines?**

Use 60 Main Street in you GPS to get to the Wenham Pines Community. All homes will be located on a newly constructed Pine Hill Road.

### **What is the condominium association's HOA fee and what does it include?**

We are expecting the Home Owners Association (HOA) fee to be approximately \$755 per month and it will include the Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping/Irrigation, Snow Removal, Trash Removal, Sewer/Septic System Maintenance and Inspections, Common Area Lighting, Management Fee and a Capital Reserve Fund.

### **What are the real estate taxes of Wenham?**

The tax rate is \$18.79 for FY18. We suggest that you use the full purchase price of your home to calculate your taxes.

### **Is there a Builder's warranty?**

There is a Builder's warranty of 1 year from the initial occupancy. A copy of the warranty can be found on our website at <http://www.wenhampines.com/wp-content/uploads/2018/10/Wenham-Pines-Limited-Warranty-EXHIBIT-E.pdf>

Buyers may also elect to purchase an American Home Shield extended warranty that will cover years 2-5. Ask our On-Site Sales Director for details.

### **How will I receive my mail?**

Mail is delivered by the U.S. Postal Service to your individual mailbox located at the mail center at the entrance of Pine Hill Road.

### **Will Pine Hill Road be a public or private way?**

Wenham Pines is a private community and as such Pine Hill Road will be a private way.



## **FREQUENTLY ASKED QUESTIONS (cont.)**

### **How will trash be handled?**

Trash will be picked up weekly by a private contractor hired by the HOA.

### **Is Wenham Pines a pet-friendly community?**

Yes. We understand that pets are members of your family. Each home is allowed up to 2 cats and 2 dogs – refer to the associations rules and regulations for additional information.

### **Where is the nearest train service to Boston?**

You can choose from 2 local train stations. The Hamilton-Wenham Station is 1.7 miles north of Wenham Pines while the North Beverly Station is .8 miles to the south. Both will terminate to the south at Boston's North Station or to the north at the Newburyport Station.

### **Will my home be energy efficient?**

Yes. Every residence will meet or exceed all state energy codes and the Massachusetts Energy Star Program.

### **How many heating/AC zones do the homes have?**

Each home has been designed to have 2 zones. One for the first floor and one for the second floor. Please let us know if you are thinking of finishing the basement.

### **Are the sewer and water private or public?**

There is a private on-site septic system that has been designed to serve all Wenham Pines homes. The town of Wenham provides public water to our community.

### **Who will the internet and cable provide be for my new home?**

Residents will have the option to have either Comcast or Verizon. The choice is yours.



## **FREQUENTLY ASKED QUESTIONS (cont.)**

### **Will I receive individual utility bills?**

Yes. Each residence will receive separate gas, water, and electricity bills directly from the utility provider.

### **What are the age restrictions?**

Each residence shall be owned and occupied by at least one person who is the age of fifty-five (55) or older.

### **Can children under the age of 18 reside at Wenham Pines?**

We understand that you may have children or grandchildren that you would like to live with you. However, Wenham Pines has been designated as an age restricted community and as such is governed by local and state regulations regarding those under the age of 55. Children under the age of 18 may reside at your residence for not longer than 3 months during the year.

### **Will there be additional parking spaces in case I have visitors?**

Yes. Each home has been designed with a 2-car garage and a minimum of 4 additional spaces in the driveway.

### **Who will manage the condominium association?**

Atlantic Tambone Management, LLC will manage the condominiums until the last condominium has been sold. Then the responsibility will be turned over to the Condominium Association which will be made up of owners elected to serve on the Board of Trustees.

### **How will the removal of snow be handled?**

The Trustees shall retain the services of a professional snow removal contractor who shall be responsible for plowing and shoveling of snow, removal of ice and slush as well as salting/sanding the roadway, sidewalks, driveways, and front walkways to each residence after a snowfall of one (1) or more inches.



## **FREQUENTLY ASKED QUESTIONS (cont.)**

### **I understand that the community may still be under construction after I move in. What are the hours of construction?**

All construction work in a residence shall be restricted to the hours of 8:00 A.M to 4:30 P.M Monday through Friday.

### **How can I reserve my new home at Wenham Pines?**

Stop in and complete a reservation form selecting the location and style of your desired home and provide a \$2,500 refundable deposit. Upon acceptance of your reservation by the Seller you will have 10 days to execute a purchase and sales agreement. Should choose not to move forward we will return your deposit.