



The North Shore's Premier Real Estate Agency

FARM VILLAGE – PHASE 3 – FREQUENTLY ASKED QUESTIONS

HOW MANY TOTAL UNITS IN PHASE 3?

There are 27 total units, 10 attached townhouse style condominiums and 17 single family homes.

WHO MANAGES THE ASSOCIATION?

The association is currently managed by a subsidiary of Symes, Bridgeton Properties. After all units are sold, homeowners can elect to stay with current management, find a different management company or self-manage the association.

WHAT DOES THE ASSOCIATION FEE COVER?

Buyers own their entire unit (known as an Exclusive Use Area, which includes building exteriors, porches, portion of yard). The Association is responsible only for roadway maintenance (plowing, etc.), trash removal, common septic system maintenance, common area landscaping, and liability insurance. Unit owners are responsible for their own snow removal, yard maintenance, etc., but they can elect to contract with the Association's service providers for an additional fee.

WHEN IS TRASH DAY?

Trash is picked up weekly on Fridays. Recycling is every other week. Unit owners can contract directly with Black Earth for weekly compost pick up. Garbage and recycling bins go to the end of each driveway for pick up.

HOW ARE THE UTILITIES MANAGED?

Internet: Internet service is currently provided by Xfinity. We have a dedicated contact at Xfinity when buyers are ready to arrange service into their units.

Water & Electric: Water and Electric are provided by the Town of Ipswich.

Heat/Gas: Each unit has an underground propane tank for heat, hot water, gas fireplace, and gas cooktop. Bursaw Oil is the service provider.

Septic: Septic system for the entire development is private and part of the Association. A Certificate of Occupancy will be provided in lieu of a Title V at closing.

WHERE DO YOU GET YOUR MAIL?

A common mail kiosk for USPS mail is in the center of the development. UPS, Fed Ex, Amazon, etc., deliver packages to each unit.





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WHAT ARE THE RULES OF THE ASSOCIATION

Rules are outlined in the Declaration of Trust document (see page 31, specifically for Rules & Regulations).

WHO OWNS THE OPEN SPACE?

The 42 acres behind Phase III will be owned by The Town of Ipswich. Mario Marini will have the continuing right to farm approximately 20 of the 42 acres. The 32 acres behind Phase I (across the street) will be owned by the Essex County Greenbelt. Both open space parcels are connected by trails to the Farm Village development.

WHEN WILL THE FINAL COAT OF HOT TOP BE INSTALLED ON PHASE III MAIN ROAD AND DRIVEWAYS?

When all heavy construction equipment and deliveries are complete for the entirety of Phase III, residents will be notified, and the road and driveways will receive the finishing topcoat.

IF A HOME HAS BEEN STARTED, WILL I STILL HAVE THE ABILITY TO MAKE CUSTOM SELECTIONS?

Yes. The sales team can check with the builder at any point in time to learn what custom selections remain. The earlier in the process you are, the more customization you will have available. Kitchens, bathroom cabinets and certain appliances have extremely long lead times.

DO YOU HAVE SAMPLES AVAILABLE?

Yes. In addition to physical samples available at our Ipswich office, we can show you homes that have not yet closed to see some selections in place, as well as provide you access to our online platform for selections and pricing.

