



  
**HOME**  
MANAGED™

IN PARTNERSHIP WITH



**COLDWELL BANKER**  
COMMUNITY REALTORS

**THE ULTIMATE  
SUBSCRIPTION  
FOR YOUR HOME.**

# ABOUT HOME MANAGED

We offer simplified, done-for-you home maintenance through our subscription-based home maintenance model. Home Managed provides homeowners with convenience and peace of mind.

Consider us *the ultimate subscription for your home.*

## CONTACT

info@homemanaged.com

413-397-2779

HOMEMANAGED.COM

## MEET THE TEAM



**JOHN GIARD**  
*DIRECTOR, HOME MANAGED*



**BRIAN MEGLIOLA**  
*OWNER*



**LEIGH SHIPPEE**  
*OPERATIONS*



**DEANNA LIVELY**  
*FINANCE*



**ERIC WILLIAMS**  
*LANDSCAPE  
MANAGER*



**JOHN GIARD**  
*YOUR ASSIGNED  
HANDYPERSON*



**TJ HOULE**  
*PLUMBING*



**KACEY LUCCHETTI**  
*ADMINISTRATIVE*



**MOOSE**  
*CDO  
CHIEF DOG OFFICER*

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# WHY HOME MANAGED?

**Managing a home is no small task. Between roofing, plumbing, HVAC, electrical systems, and landscaping, it can feel like a full-time job.**

**We've got you covered.**

Our subscription-based services help you stay ahead of the curve by ensuring routine maintenance is done on schedule.

You won't have to worry about forgetting seasonal tasks or scrambling to find reliable help in a pinch.

At Home Managed, we're redefining what it means to be a responsible homeowner by making it easier than ever.

**Let us handle the dirty work, so you can enjoy your home without the hassle.**



[HOMEMANAGED.COM](https://homemanaged.com)



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# SUBSCRIPTION-BASED HOME MAINTENANCE, *AND PEACE OF MIND.*



## IN-HOME PREVENTATIVE INSPECTIONS

We'll create a comprehensive 3, 5, 10-year plan with regular in-home inspections to catch maintenance needs early helping you prevent costly repairs down the road.



## 24/7 LIVE AND LOCAL EMERGENCY SUPPORT

Enjoy 24/7 access to assistance whenever you need it most. Because, when your toilet starts leaking in the middle of the night, the last thing you want to do is search Facebook for a good plumber.



## 4 HOURS OF MAINTENANCE EVERY YEAR

Enjoy two hours of support twice a year with your dedicated handyperson. Perfect for checking off small projects on your to-do list with a professional who knows your home inside and out. Need more help? Additional maintenance hours are available.



## DEDICATED HANDYPERSON

You'll be paired with a dedicated handyperson from Home Managed who will become familiar with every detail of your home, ensuring prompt and reliable assistance whenever you need an extra hand or unexpected maintenance arises.



## TRUSTED PROFESSIONAL NETWORK

One call to access our trusted Hampshire Property Management Group (HPMG) network of pre-vetted professionals for every job.

## *Plus...* MEMBERS GET EXCLUSIVE DISCOUNTS ON THE FOLLOWING:

- LANDSCAPING AND SNOW PLOWING PACKAGES
- WATER AND AIR FILTER REPLACEMENTS
- SMOKE DETECTOR INSPECTIONS
- PLUMBING AND ELECTRICAL SERVICES
- ADDITIONAL MAINTENANCE SERVICES AND CONSTRUCTION PROJECTS



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# MY HOME MANAGED



**YOUR CUSTOM  
HOME MAINTENANCE  
PROPOSAL**



# PROPOSAL



## MY HOME MANAGED

### PERSONALIZED MAINTENANCE SERVICE PLAN FOR:

#### SAMPLE PERSON

\*\*\*\*\* RD  
\*\*\*\*\*, MA 01\*\*\*  
(413) \*\*\*-\*\*\*\*

Monthly Subscription Price:  
**\$386.44**

#### PLAN DURATION

March 25, 2025 - March 25, 2026



INCLUDED	ADD-ONS:	PAYMENT OPTIONS:	BILLING	Home Managed
<b>VISITS:</b>	Landscape	Credit Card 3% fee	<b>ADDRESS:</b>	<b>Discount applied:</b>
Visit 1: Mar 2025	HVAC	Check / Cash	***** RD	20%
Visit 2: Sep 2025	Appliances	ECH withdrawal	*****, MA 01***	

#### SERVICE DETAILS

##### Included Membership Services

Four (4) Hours of Handyperson Services Included - Additional Hours available at 20% Discount  
24x7 Emergency Line - Live Local Answering Service  
Dedicated Handyman assigned: **John Giard**

##### Landscape and Snow

##### **Medium Lawn / Small Driveway**

- Maintain your lawn and surrounding landscaping on a weekly basis. 28 occurrences.
- Fall & Spring Clean up - Leaf clean up, stick debris and First Mowing.
  - Optional Items added: Garden Bed Maintenance & Mulch in Spring.
- Snow Removal for up to 10 storms under 4" of Snow. \*above 4" = \$65 Charge per storm
- Salt Treatment for up to 20 Occurrences. \$65 Per occurrence above 20 per season.

##### HVAC

Forced Air Filter (25x25x4, MERV 11 Rating): **Replaced Every 4 Months.** Model: Trion Air Bear  
20x25x5 Air Filter, MERV 13 Furnace AC Air Filter Replacement, for Air Purifier Systems, Actual  
Size (4.94 x 24.25 x 19.75 in).

##### Appliances / Filters

**Water Filter:** FRIGIDAIRE EPTWUFU01 PureSource Ultra II - **Every 6 Months**

**Air Filter:** FRIGIDAIRE PAULTRA2 Pure Air Ultra II - 3.8 Inch x 1.8 Inch - **Every 6 Months**

# MY HOME MANAGED PROPOSAL REVIEW CHECKLIST



## REVIEW THE PROPOSAL THOROUGHLY

Take time to read through the details of our proposal, including:

- Services included in the subscription package
- Maintenance schedules and key milestones
- Pricing and payment terms
- Additional services or optional add-ons



**HIGHLIGHT ANY AREAS YOU HAVE QUESTIONS ABOUT, SO WE CAN ADDRESS THEM QUICKLY.**



## SCHEDULE A FOLLOW-UP CALL WITH US

Let's discuss any questions or concerns you may have. We're here to help you understand the scope of our services and how they fit your home's needs.

This is also the perfect time to make any adjustments to the plan before finalizing.



## GATHER IMPORTANT HOME DOCUMENTATION

To ensure we have a complete understanding of your home's history and maintenance needs, we recommend gathering the following:

- A list of any recent repairs or maintenance services performed on major systems. Such as plumbing, HVAC, electrical, roofing, and vendors, etc.
- Any available home inspection reports you may have
- Notes on any ongoing issues or problem areas you'd like us to prioritize



**IF YOU'RE MISSING ANY INFORMATION, DON'T WORRY. WE'LL HELP ASSESS WHAT'S NEEDED.**



## COMPLETE AND APPROVE THE PROPOSAL

Once you're satisfied with the plan, review and accept the proposal to confirm your subscription.

We'll provide all necessary next steps, including scheduling your initial service.

## CONTACT

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# WE'RE MORE THAN JUST HOME MAINTENANCE.

When you hire Home Managed, you're not just getting a service, you're gaining the expertise of the only real estate family of companies with decades of experience. With a fast network spanning across real estate sales, property management, and maintenance, the Megliola Group brings an unmatched level of knowledge and reliability to every job.

We ensure your property is in the hands of professionals who understand the industry inside and out. With Megliola Group, you get more than maintenance, you get a partner invested in your property's long-term health and well-being.



**COLDWELL BANKER**  
COMMUNITY REALTORS

Locally owned, globally known. Our local agents are ready to serve you.

[cbcommunityrealtors.com](http://cbcommunityrealtors.com)



**COLDWELL BANKER**  
**COMMERCIAL**  
GOGGINS ASSOCIATES

Our agents help investors and businesses find the right commercial properties, from office spaces to retail hubs and more.

[cbcworldwide.com](http://cbcworldwide.com)



Our subscription-based services help you stay ahead of the curve by ensuring routine maintenance is done on schedule.

[homemanaged.com](http://homemanaged.com)



We've been managing properties for over 30 years. Because of this, we have a vast network of trusted service professionals.

[hpmgnoho.com](http://hpmgnoho.com)



We're proud to be a part of a non-profit organization finding pathways to both achieve and maintain homeownership. Leo's Home helps build generational wealth and strengthens communities.

[leoshome.org](http://leoshome.org)

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