



Copley at Home

FENWAY . BACKBAY . BROOKLINE .
NEWTON . BEACON HILL . NANTUCKET

**SPECIAL
POINTS OF
INTEREST:**

- Virtual Tour your next apartment, Page 1.
- Keep warm and save resources, Page 1.
- \$200 Rent Credit!, Page 4.
- Dinner On Us, Page 5.



AUTUMN 2015

New England's best and most beautiful season is upon us and Copley residents, city and suburban, are well situated to enjoy the region's colorful display. Fall is also time to begin thinking about preparing your apartment for the cooler weather ahead. Please see *Cool Weather Prep* below for our quick guide to keeping your home comfortable in cooler weather.

**NEW COPLEY
WEBSITE WITH
VIRTUAL TOURS**

**COOL WEATHER
PREP**

**INSIDE THIS
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The Copley Group has launched a new and improved website. Important functions such as the ability to submit maintenance requests and download forms and informational material remain the same but the user experience has been improved through thoughtful, simple navigation and a thorough, growing collection of images of Copley properties.

A new and unique feature to the website, still in Beta mode, is the ability to virtual-tour Copley apartments. Currently, only vacant apartments are available to view but soon virtual tours for all apartments that are available for rent will be posted to the site.

Virtual Tours can be accessed by following the link on the new homepage. If you or anyone you know would like to see an apartment in person please contact our leasing agent at rentals@thecopleygroup.com or stop by the leasing office located at 106 Queensberry Street. And remember, a referral that yields a successful rental is worth \$200!

In preparation for the colder weather please take the following steps to keep your home comfortable in fall and winter.

1. Remove window A/C units

Having an A/C unit in your window is like leaving your window open. Help us preserve resources and prevent building-wide overheating by removing your window A/C units. If you need help contact Concept Equipment at (781) 721- 0123.

2. Install curtains or drapes

They are easy to install and very good at insulating your home from wintery drafts, plus they look great!

3. Use area rugs on hardwood floors

A good area rug can reduce the amount of heat needed to keep you warm in a room and create a soft, warm barrier between your feet and the cold, hard floor.

MAINTAINING A PEST FREE ENVIRONMENT

Many people pay attention to mice, cockroaches, ants, and other pests only once they've become a problem. Pest control can be particularly challenging for people who live in apartment buildings, because there are so many kitchens, bathrooms, pantries, and other areas that pests find alluring.

Rather than handle pest problems each time they arise, the better strategy is prevention. By adopting clean lifestyle habits, you can help keep unwanted critters and rodents out of your apartment for good.

Here's what you can do:

Clean up!

Don't wait until tomorrow to pack up or discard food you enjoyed today.

- Keep snack bags clipped shut or use Ziploc bags.
- Promptly wipe up messes and spills on countertops and floors.
- Consider hiring a cleaning service to visit at least every other week.
- Keep garbage in sealed containers and dispose of your trash daily.
- Clean up promptly after a party – you'll go to sleep even happier.
- Check for crumbs and wrappers that may get hidden under sofa cushions or bedspreads after snacking.
- Clean out your fridge and freezer on a regular basis.

Keep It Dry!

Many insects thrive in wet environments, so keeping your apartment dry helps keep these tiny folks away. Call or email our maintenance department to get leaky faucets or broken pipes fixed promptly. Also, make sure your bathroom has proper ventilation. If there's no exhaust fan in the upper wall or ceiling, open the window after showering and keep your bathroom door open to let the room air out.

As you can see, keeping pests away from your apartment doesn't require a certain expertise or even a serious time commitment. If you're proactive and consistent, you should be able to enjoy your apartment for years without the annoyance of a pest problem.

FENWAY NEWS SHORTS

Fenway Community Center to Open in October: The Fenway Community Center is a 2,700 square foot corner facility on the first floor of the new Veridian residential building at 1282 Boylston Street. The center will be a safe, vibrant, inclusive, gathering space dedicated to providing multi-generational programs as well as meeting space for Neighborhood residents. The layout will have moveable walls to enable flexible space for a variety of uses such as computer classes, fitness classes, special events for nonprofits and cooking demonstrations. The Center will operate as a community-run non-profit with an executive director administering the day to day operations. A public grand opening is anticipated sometime in October.

Fenway has a new liason to Boston City Hall: The Mayor's Office of Neighborhood Development (MONS) has announced Jacob Wessel as the new neighborhood coordinator for the Fenway. Jacob is a Tufts graduate and previously worked for Senator Ed Markey. For questions, comments, concerns and to report issues in the Neighborhood, residents can reach out to Jacob at jacob.wessel@boston.gov or at 217- 635- 2679.

Church Ends Rock Club Venue: You may have heard the crickets chirping outside the former Church rock club on Kilmarnock Street. After 10 years rockin'-out, the club closed last week. The rock club portion of the building is under agreement to be sold.

New Juice Bar: *Pressed* for time but still want to eat healthy? A new juice bar named "Pressed" will be squeezing into the street level space next to Target's main entrance. The shop will offer juices made a-la-minute, healthy "grab and go" foods, smoothies and house-made popsicles.

Yoga Fest: October 4th from 9 am—3 pm. The Emerald Necklace Conservancy is sponsoring a day-long yoga fundraising event in the Back Bay Fens. Yoga Fest will feature yoga and acro-yoga classes, music, demonstrations, food trucks, pop-up shops and more. Proceeds from the event will support the free programming in the Emerald Necklace parks. For more info and tickets go to www.emeraldnecklace.org.

C O P L E Y S E R V I C E S A N D A M E N I T I E S

Copley On-Line: The Copley Group web site offers a number of features including access to the Copley newsletter, virtual tours of apartments, employee information, and maintenance requests that can be submitted via the web. Visit www.thecopleygroup.com.

We have been working hard to add useful features to the site. You can now attach photos to your maintenance requests and download our Resident Handbook, Fenway Neighborhood Guide and many useful forms directly from our website.

Maintenance Requests: The Copley Group offers 24 Hour maintenance service, Monday– Friday 8:30– 4:30 pm. Service requests can be placed by phone at (617) 536-9339 or through our website. On weekdays after 4:30 pm and on weekends call the “on-

call” phone- (781) 642-1576. Please restrict after-hours calls to emergency situations.

Parking: Parking spaces are available for rent behind many of our buildings for residents and non-residents. If you are interested in parking in a Copley lot download a Parking Agreement from our website and contact Karen Cipriani at (617) 927-6938. Some buildings offer assigned parking– Fenway lots do not have assigned spots.

Storage: The Copley Group has storage space available for rent. If you are interested in renting a storage space or for further information and rates, contact Dan Kane at (617) 927– 6948.

Bicycle Parking: Tired of carrying your bike up the stairs? Download a Bicycle Permit Application from our web-

site and contact Joanne Pesnell at (617) 536-9339. Spaces are limited.

Zip Car: The Copley Group has allotted 5 parking spaces to ZIP Car for your convenience. These spaces are located in the parking area located behind 106 Queensberry Street/191-195 Park Drive. Visit www.zipcar.com for information about membership and rates.

Transferring from one Copley apartment to another?: Save yourself some cash and contact the Copley leasing office at (617) 247-3070 or rentals@thecopleygroup.com.

S A F E T Y A N D S E C U R I T Y

S A F E T Y T I P S

- Do not prop open a building’s front or rear door. It only takes a minute for an intruder to get in.
- Demand photo I.D. from service people before opening the door. All Copley maintenance staff members have photo I.D. s.
- Always keep the fire escape window closed and locked.
- Close and lock your windows when you leave your unit. Open windows are a major target for break-ins.

Don’t be caught unprepared. Remember to purchase renters insurance!

Security 101:

Did you know that the greatest number of apartment break-ins occur through the building’s front door?

Please do not buzz people whom you do not know through the front door.



The Copley Group is serious about safety.

The Boston Police Community Service Sergeant has a monthly meeting with West Fenway residents, which is held on the third Wednesday of the month at 5 P.M. at the Boston Police sub-station in the Landmark Center.

For our Newton and Brookline residents getting involved in your community starts with a visit to the municipality’s website: www.newtonma.gov or www.brooklinema.gov.

I N F O R M A T I O N T H E C O P L E Y G R O U P W O U L D L I K E R E S I D E N T S T O K N O W

Renters insurance– great idea! The Copley Group **REQUIRES** that you purchase a renters insurance policy to protect you and your possessions against liability, burglary, and fire loss.

Bikes are not allowed to be stored in common areas of buildings or locked to fences. Bicycles found in common areas or locked to fences will be removed and stored at the owners expense.

Recycling– Single-source: Boston is now a single-source recycling city. This means that residents do not have to separate recyclable material. When recycling cardboard boxes please break the box down first before putting it in the barrel. Please refer to your Resident Handbook for recycling center locations.

Alarms: To increase building security The Copley Group has installed alarms on all doors leading to roof-tops and on fire escapes.

Do not turn off radiators in your apartment. If your apartment is too warm please call the maintenance number and we will adjust the settings. Turning off radiators alters the balance of the entire building's heating system.

Faucet dripping or toilet running? Please call our maintenance staff ASAP. The amount of water that is wasted by a leaking faucet or a running toilet is significant. Please help us conserve water by calling our maintenance department immediately.

RCN Services: RCN has a complete package of phone, cable television and high speed internet access. By subscribing to this package you can receive significant savings over several other providers. For rates and special limited time offers, call The Copley Group representative, John Perry at (617) 593-0122

Lockout response: Residents must provide positive ID and must be named on the Lease in order to gain entry. A service fee of \$50 cash payment is required for lockouts occurring after hours and on weekends.

\$200 Referral Fee: The amount of \$200 will be credited to your account for each successful rental referral The Copley Group receives from you. Referrals must go through a Copley broker. Contact our rental office at (617) 247-3070 for more information.

Ramler Park: During the growing season volunteers may stop by on "Weeding Wednesdays" from 6:15 p.m. until dusk to help with garden upkeep. Membership in the Friends of Ramler Park provides some of the funds needed to run the park. If you wish to become a member, the cost is \$10 per year, which may be sent to: Friends of Ramler Park Inc. P.O. 231143, Astor Station, Boston, MA 02123.

Lights Out: Please notify maintenance if there are any lights out in and around your building. We strive to keep these lights burning for your safety but if we miss one please let us know.

Fenway Civic Association: Fenway Civic Association (FCA) one of the oldest community organizations in the city, founded in 1961 works with government agencies to enhance & maintain a stable community. During the spring and summer the FCA has a number of free events to acquaint residents with the neighborhood.

Fenway Civic Young Professionals is a group of young residents who meet almost monthly at a local restaurant or club. This gives newcomers a chance to find out about issues concerning the neighborhood & to network with

others. These events are posted on the Fenway Civic web site. [All Fenway Civic events are listed in the event section of the Boston Courant. Also visit their website at \[www.fenwaycivic.org\]\(http://www.fenwaycivic.org\).](#)

Need help removing or installing your A/C Unit?– Call Concept Equipment at (781) 721- 0123. Please be considerate and remove A/C units from windows prior to the heating season. In-place A/C window units waste heat and resources!

Packages: The Copley Group is unable to receive and hold packages and is not responsible for their security. Packages left in the common areas or vestibules are not monitored. Please have packages delivered to your workplace or arrange to be home when expecting a delivery.

Back Bay Association exists to promote economic vitality in the Back Bay, and to initiate programs that improve, promote, and protect the quality of life in the neighborhood. For a complete list of what's happening in the Back Bay check out their site- www.bostonbackbay.com.

Non Smoking Buildings-



The Copley Group is proud to offer smoke free housing. As of January 1st, 2015 the following properties are designated as smoke free: 100 Jersey Street, 108 Jersey Street, 112 Jersey Street, and 51- 55 Queensberry Street

WWW.THECOPLEYGROUP.COM



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Fenway's Finest Apartments

The Copley Group, established in 1965, is a Boston based diversified real estate organization engaged in the acquisition, development and management of residential, commercial, and condominium properties. We offer a full range of services to our clients, including property management, project management, leasing, and maintenance services for apartments, condominiums, and commercial properties.

The Copley Group currently manages more than 800 residential apartments, 10 Rental homes on Nantucket and approximately 100,000 square feet of commercial space.

Additionally, we serve 14 community associations in eastern Massachusetts.

B O S T O N 3 1 1

In August, the Mayor launched *Boston 311*. 311 is an easy-to-remember telephone number that connects you with highly-trained Constituent Service Center representatives who are ready to help you with requests for non-emergency City services and information.

311 service can be accessed the following ways:

- Mobile: download the free BOS:311 app for iOS and Android
- Online: Boston.gov/311
- Twitter: @BOS311
- Phone: Dial 3-1-1

N A N T U C K E T R E N T A L



Interested in renting a home on Nantucket? Check out www.thecopleygroupnantucket.com to view the properties. The houses are available year round to rent. A 7 night

minimum stay is required during the summer high season. Take advantage of reduced rates during the off-season and shoulder season when nightly rentals are available. Special rates for Copley residents!

**A N Y O N E F O R A G A M E O F
W H E R E I Z Z I T ? !**

The picture seen here is located somewhere in the neighborhood. The neighborhood is defined as any public space within the area of Boylston Street, Peterborough Street, Park Drive, Jersey Street, Kilmar-nock Street and Queensberry Street. If you are able to correctly identify the location of the picture email Ms. Joanne Pesnell at residentservices@thecopleygroup.com with the correct answer. The first two residents who are able to identify the correct location will receive a \$50 gift certificate to a local restaurant.



*Free food for the first
two callers to correctly
identify the location of
the
Whereizzit?!*