



***GUIDE TO  
MANAGEMENT SERVICES***

# 2025

This annual guide provides a starting point for association boards seeking management services.



# We Are the People!



Lou Gargiulo,  
CEO & Founder

Justin Gargiulo,  
SVP & Director  
of Operations

With conveniently located offices throughout Maine, NH, Mass, and RI, you'll benefit from our:

- Innovia Cooperative Membership with numerous saving opportunities
- Locally based senior management
- Large in-house maintenance division at your disposal
- CAI and IREM Membership
  - State of the art systems
  - Highly trained people
  - Flawless accounting
  - Timely reporting
  - Low turnover

## A Family Owned New England Based Company.

We are Great North Property Management— a family owned New England based company serving neighbors and friends in over 350 Condominium and HOA's across the region.

When you need the best why settle for the rest?  
Contact us for a complimentary consultation, today.



**GREAT NORTH**  
PROPERTY MANAGEMENT, INC.®

800.639.7309 • [greatnorth.net](http://greatnorth.net)

Offices in Mass: Peabody • Norwood • Worcester

Offices in NH: Exeter • Bretton Woods • Lebanon • Merrimack  
Wells, Maine & Warwick, Rhode Island



## AFFINITY REALTY & PROPERTY MANAGEMENT, LLC

63 ATLANTIC AVE  
BOSTON, MA 02110  
800-388-6468  
857-239-8280, EXT. 670  
FAX: 857-239-8289  
STEPHEN@AFFINITYREALTY.COM  
WWW.AFFINITYREALTY.COM

Located in Boston, our firm handles 50 associations inside the Route 495 belt. We offer a proven management system with a low unit-to-personnel ratio, multifaceted real estate experience, flexibility, and a reliable and consistent approach to community issues. Our unique experiences will help property owners realize consistently higher values.

## ALLIED PROPERTY MANAGEMENT

PO BOX 315  
NORTH BILLERICA, MA 01862  
800-436-7348  
FAX: 978-452-7718  
INFO@APMANAGES.COM  
WWW.APMANAGES.COM

Working closely with clients, our company emphasizes prompt collection of monthly fees and closely monitors any unpaid amounts, administering late fees where necessary. Our clients receive clean, concise financial data. Monthly reports are issued, covering Budget Reports, Bank Reconciliations, Collection and Delinquency Statements, Balance Sheets, Income Statements, and Expense Reports.

## ALPINE PROPERTY MANAGEMENT CORPORATION

5 NORTH RD  
CHELMSFORD, MA 01824  
978-371-9090  
FAX: 978-369-1951  
EKC@ALPINEMANAGEMENT.COM  
WWW.ALPINEMANAGEMENT.COM

Since our founding over 30 years ago, Alpine has been a leader in the management of condominiums, commercial buildings, and apartments. Our staff is comprised of professionals offering a full suite of management services. "Our philosophy is simple: we believe in quality service, accountability, and integrity."

## AMERICAN PROPERTIES TEAM, INC.

500 WEST CUMMINGS PARK  
STE 6050  
WOBURN, MA 01801  
781-932-9229  
FAX: 781-935-4289  
INFO@APTCONDOTEAM.COM  
WWW.APTCONDOTEAM.COM

Our firm offers in-depth service with personal attention. Our services span many focuses including financial, maintenance, leadership, mediation, and community building. Community websites and online management services are included in all management packages. As an active participant in CAI, we are on the cutting edge of the industry.

## BARKAN MANAGEMENT COMPANY, INC.

CORPORATE: 617-482-5500  
CAPE COD: 508-625-3655  
RHODE ISLAND: 401-272-0788  
CONNECTICUT: 860-633-6110  
WASHINGTON DC: 703-388-1005  
WWW.BARKANCO.COM

Condominium associations for urban and suburban communities rely on Barkan Management for superior management, maintenance, capital repair, accounting, and financial reporting services. Recognized as an industry leader for over 40 years, Barkan adds credibility and professionalism to every community. Barkan Management - People you can trust. Experience to rely on.

## BRIGS, LLC, AAMC

MAIN OFFICE  
185 DUDLEY ST  
BOSTON MA 02119  
617-536-4900

OTHER LOCATIONS  
589 CONCORD ST  
HOLLISTON, MA 01746  
163 MAIN ST  
SALEM, NH 03079

We are a full-service condominium management firm managing condominiums and HOAs in the New England area. Our excellence is reflected in our client retention and new client referrals. Services offered include Property Management, Accounting, Project Management, Maintenance and Living Reserve Studies.

## CROWNINSHIELD MANAGEMENT CORP., AMO

18 CROWNINSHIELD ST  
PEABODY, MA 01960  
978-532-4800  
1-800-439-4801  
FAX: 978-532-6023  
INFO1@CROWNINSHIELD.COM  
WWW.CROWNINSHIELD.COM

Since 1973, we have successfully managed a range of residential and commercial properties. As an Accredited Management Organization with the Institute of Real Estate Management, Crowninshield maintains the highest levels of integrity, experience, and professionalism. Now in the firm's fourth decade, we couple the resources and tools of a large corporation with the personal and individual attention of a small management company.

## DANNIN MANAGEMENT CORP.

P.O. BOX 117  
BROOKLINE, MA 02446  
617-731-0222 • FAX: 617-731-0214  
SDANNIN@DANNINMGMT.COM  
WWW.DANNINMGMT.COM

Whether a condominium, home association, cooperative, residential or commercial building, we have the specialized expertise to successfully manage them. Founded on Steven A. Dannin's, PCAM, 30 years of experience and professional training, we promise dedicated and personalized service for every type of community. Call to put us to work for you.

## THE DARTMOUTH GROUP, AN ASSOCIA COMPANY AAMC

LAURA SCHMITT, CMCA  
131 HARTWELL AVE, STE 115  
LEXINGTON, MA 02421  
781-533-7200  
LSCHMITT@THEDARTMOUTHGROUP.COM  
WWW.THEDARTMOUTHGROUP.COM

We provide local expertise backed by international resources. Our staff receives training to become experts in Massachusetts management practices and state law, giving you the security of being worry-free. We offer Full-Service Management, Comprehensive Project and Construction Management Services, Signature Lifestyle Services, Developer Services, and Transitions for new communities.

**EMPIRE CONDOMINIUM PROFESSIONALS**

JENNA HARTMAN  
33 LYMAN ST, STE 210  
WESTBORO, MA 01581  
14 PARKER ST  
GARDNER, MA 01440  
508-898-3431  
JENNA@EMPIREMGNT.COM  
WWW.EMPIRECONDO  
PROFESSIONALS.COM

Since 1994, Empire has provided quality, professional management to MA communities placing emphasis on high level customer service. We have developed partnerships with trustees for successful management and implement plans tailored to each association's needs. We've also developed core relationships with vendors that offer a direct benefit to our communities.

**FIRST REALTY MANAGEMENT CORP. AMO**

SHEILA SPELLMAN, DIRECTOR  
CONDOMINIUM DIVISION  
151 TREMONT ST., PH 1  
BOSTON, MA 02111  
617-423-7000  
SSPELLMAN@FIRSTREALTYMGT.COM  
JSCIBELLI@FIRSTREALTYMGT.COM  
WWW.FIRSTREALTYMGT.COM

We take a proactive approach to property management. We minimize problems through clear communication, preventive maintenance and planning, and financial controls. Our goal is to preserve and enhance your association's quality of life, marketability, and value. First Realty is an Accredited Management Organization with regional offices in Worcester and Providence.

**FIRSTSERVICE RESIDENTIAL, AMO, AAMC**

3000 DAVENPORT AVE, STE 201  
CANTON, MA 02021  
TOLL FREE: 877-877-4537  
OFFICE: 617-221-1000  
WWW.FSRESIDENTIAL.COM

FirstService Residential is one of New England's residential property management leaders with national resources, partnering with over 8,500 communities across North America. HOAs, community associations, and condos rely on our extensive experience, resources, and local expertise to maximize their property values and enhance their residents' lifestyles.

**FRANKLIN SQUARE MANAGEMENT**

F&F PROPERTY MANAGEMENT  
PO BOX 2283 • PLAINVILLE, MA 02762  
617-232-2224  
508-695-9006 • FAX: 508-695-9081  
LARRY@FRSQM.COM  
WWW.FRANKLINSQUAREMANAGEMENT.COM

Specializing in professional condominium property and asset management, we are dedicated to your needs. We have the expertise, knowledge and manpower required to manage your property while providing great service. Our commitment to our customers is based on detail, cost containment, high quality, open communication, proactive management, and friendly service.

**GIM PROPERTY MANAGEMENT**

420 LAKESIDE AVE, STE 301  
MARLBOROUGH, MA 01752  
617-404-9801  
SALES@GETGIM.COM  
WWW.GETGIM.COM

GIM Property Management, a third-generation family business, blends tradition with technology to deliver exceptional condo management. With expert staff, no hidden fees, and personalized service, we maximize property value, ensure vendor accountability, and keep boards fully informed every step of the way.

**GREAT NORTH PROPERTY MGMT., INC., AMO**

WELLS, ME: 207-361-8000  
NORWOOD, MA: 508-594-6100  
PEABODY, MA: 978-278-4000  
WORCESTER, MA: 508-459-8722  
EXETER, NH: 603-436-4100  
BETHLEHEM, NH: 603-853-3420  
MERRIMACK, NH: 603-891-1800  
WARWICK, RI: 401-244-7420  
WWW.GREATNORTH.NET

We specialize in condominium and homeowner association management. With over 35 years of growth, we actively manage 350 associations throughout all of New England. Our 150 property managers, accountants, office support, and maintenance technicians are focused only on our condominium and homeowner association portfolio.

**J A WOOD MANAGEMENT**

594 MARRETT RD, STE 16  
LEXINGTON, MA 02421  
781-860-0605  
WWW.JAWOODMANAGEMENT.COM

We are a Lexington-based office managing over 3,000 condo units in the greater Boston area. With a professional staff, we attribute our growth to our property owners' strong support and appreciation for our services. Our team provides owners exemplary property management services and great communities for our residents.

**MALONEY PROPERTIES LLC**

27 MICA LANE • WELLESLEY, MA 02481  
781-943-0200  
WWW.MALONEYPROPERTIES.COM

Maloney has been creating first class communities since 1981. We manage over 10,000 units of housing in more than 80 communities across New England. We provide exceptional real estate services to help our clients create happy homes and thriving communities. Let's talk about how we can help you today.

**MERCANTILE PROPERTY MANAGEMENT CORP, AAMC**

18 WATERHOUSE ROAD  
BOURNE, MA 02532  
160 OLD DERBY ST, STE 112  
HINGHAM, MA 02043  
800-696-9449  
WWW.MERCANTILEPROPERTY.COM

Our track record of exceptional service is shown through our nationally certified managers and professional team who work to ensure our clients' communities are well-managed, financially sound, and places owners are proud to live and work. We provide personalized and innovative services offering the latest in reporting, tracking, and communication. Visit our website.

**MULBERRY PROPERTY MANAGEMENT, LLC**

256 HANOVER ST, STE 7  
BOSTON, MA 02113  
617-720-4243  
INFO@MULBERRY  
PROPERTYMANAGEMENT.COM  
WWW.MULBERRYPROPERTY  
MANAGEMENT.COM

Mulberry Property Management is a full-service property management firm specializing in personalized services to residential and commercial buildings all over the Greater Boston Area. Mulberry has a highly regarded reputation of providing the highest level of customer service in the industry, which has proven itself through our long-lasting relationships with our clients.

**PARADIGM PARTNERS, INC.**

470 WASHINGTON ST, STE 25  
PO BOX 306  
NORWOOD, MA 02062  
617-349-1100  
FAX: 617-349-1111  
INFO@PARADIGMPARTNER.COM  
WWW.PARADIGMPARTNER.COM

Our firm is geared towards discriminating owners who want professional hands-on service and out-of-the-box thinking. Together, Dick Williams, CPM, and Adam Williams, CMCA, AMS, assist condominium owners in meeting the increasingly demanding needs of the real property that they own in common.

### THE PARK PLACE MANAGEMENT COMPANY

MARIAN SERVIDIO, AMS  
20 FARRELL ST, STE 102  
SOUTH BURLINGTON, VT 05403  
802-860-5050  
FAX: 802-862-4438  
INFO@PPMVT.COM  
WWW.PPMVT.COM

Long-standing relationships verify our top quality management. Our extensive scope of services and varied vendor pool provide value and excellent service for our clientele. Call on us for help with the smallest detail. We enhance our skills by attending educational seminars and staying current with the licensing requirements of CAI.

### PHOENIX COMPANY, INC.

ADAM POLLETTA EXT. 227  
JENNIFER RYCHLIK EXT.224  
650 LINCOLN ST  
WORCESTER, MA 01605  
508-856-7000 • FAX: 508-856-7300  
ADAM@PCI-1.NET  
JENNIFER@PCI-1.NET  
WWW.PCI-1.NET

We pride ourselves on being attentive to our clients' needs and have focused on being recognized as industry professionals in community association management. We specialize in residential condominium properties with 75 combined years of management experience. Phoenix Company is professionally trained and dedicated to protecting and enhancing your investment.

### PROPERTY MANAGEMENT OF ANDOVER, LLC

JAMES TOSCANO, PCAM  
PHONE: 978-683-4101  
FAX: 978-686-4664  
INFO@PMANDOVER.COM  
WWW.PMANDOVER.COM

Founded in 1986, we specialize in the management and maintenance needs of condominium communities. Our local focus allows our employees to confidently provide full support in all managerial aspects, including vendors with which we've established longstanding relationships. Through strong communication, persistence, and integrity, we treat your home as our own.

### SALISBURY MANAGEMENT, INC.

120 SHREWSBURY ST  
BOYLSTON, MA 01505  
508-869-0764 • FAX: 508-869-0664  
WWW.SALISBURYMANAGEMENT.COM

Come benefit from over 30 years of expertise! We have specialized in Community Association Management since 1987, combining cutting-edge technology with old-fashioned customer service. We work in Real Estate Management, Real Estate Brokerage, and Contracting & Construction. Join us, and we will respond to your needs 24/7.

### THAYER & ASSOCIATES, INC., AMO

CANDICE M. MORSE, CPM  
1812 MASSACHUSETTS AVE  
PO BOX 400196  
CAMBRIDGE, MA 02140  
617-354-6480  
FAX: 617-354-7854  
MOREINFO@THAYERASSOCIATES.COM  
WWW.THAYERASSOCIATES.COM

We maintain long-term relationships with our clients; many for 10 or more years. The history of stability with our clients demonstrates our ability to provide quality management services including consulting, brokerage, construction, and financial services. Thayer & Associates oversees condominium and homeowner associations, multifamily assets, and commercial units representing approximately 6,500 units in the Greater Boston area.



## First Realty Management

### PROPERTY MANAGEMENT SOLUTIONS FOR CONDOMINIUM ASSOCIATIONS

- Innovative Problem Solving
- Comprehensive Financial Services
- Expert Oversight of Capital Projects
- Providing Service Before It Is Requested
- Oversight of Budgets, Staff, Vendors, & Workflows
- Serving Downtown Luxury & Suburban Condominiums

**617-423-7000 | firstrealtymgt.com**

Offices in Boston, Worcester, & Providence

*Celebrating 70 Years of Service to Clients*



# BRIGS

We're real people.  
We're seasoned pros.  
And we know property management.

BRIGS is one of New England's premier full-service property management companies. We do **condominium and HOA management**, and we do it with award-winning efficiency, a proactive approach, and a familial feel. With over three decades of experience, our expert staff seamlessly handles the everyday while considering the big picture, so your investment pays off year after year.

### GET TO KNOW BRIGS BY THE NUMBERS:

- 200-plus properties throughout New England
- 13,500 condos
- 120 staff members
- 13 industry awards (and counting)

### THE BRIGS 30 DAY PROMISE

Give us 30 days to prove our value. If we fall short, we part ways. And you can take back your management costs – including your set-up fees. 100% transparency. No commitment on your end, total commitment on ours.

### JOIN THE BRIGS TEAM

We are growing and looking for innovative individuals to join our talented team. Your next opportunity awaits—to inquire, contact [HR@brigsllc.com](mailto:HR@brigsllc.com).

**OFFICES LOCATED IN:**  
Salem NH  
Boston & Holliston MA

[brigsllc.com](http://brigsllc.com)  
617.536.4900

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