

GUIDE TO MANAGEMENT SERVICES

2022/2023



A resource for New England
condominium associations
seeking professional
management services.

We Are the People!



Tracey Madden & Bob Linney

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

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

Offices in Mass: Boston • Peabody • Norwood • Worcester
Offices in NH: Exeter • Bretton Woods • Lebanon • Merrimack
Wells, Maine & Warwick, Rhode Island

2022/2023 CAI-NE

Management Services DIRECTORY

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

CAI MEMBER

CAI & CAM-ICB PROFESSIONAL CREDENTIALS

ACCREDITED ASSOCIATION MANAGEMENT COMPANY (AAMC)													
PROFESSIONAL COMMUNITY ASSOCIATION MANAGER (PCAM)													
ASSOCIATION MANAGEMENT SPECIALIST (AMS)													
CERTIFIED MANAGER OF COMMUNITY ASSOCIATIONS (CMCA)													

MANAGE IN THE FOLLOWING NEW ENGLAND STATES

CONNECTICUT													
MAINE													
MASSACHUSETTS													
NEW HAMPSHIRE													
RHODE ISLAND													
VERMONT													

COMMUNICATIONS/TRAINING

NEWSLETTER PUBLICATION													
CLIENT EDUCATION													
ASSOCIATION SHORT/LONG TERM PLANNING													

FINANCIAL SERVICES PROVIDED

MONTHLY ASSESSMENTS													
BOOKKEEPING/ACCOUNTING/FINANCIAL REPORTING													
FINANCIAL PLANNING/LONG RANGE BUDGET PLANNING													

TECHNOLOGY

COMMUNITY WEBSITES													
BUILDING MAINTENANCE TRACKING													
ONLINE MANAGEMENT SERVICES													

BUILDING/GROUNDS MAINTENANCE

CLEANING/JANITORIAL SERVICES													
IN-HOUSE MAINTENANCE STAFF													
CAPITAL PROJECT MANAGEMENT													
24 HOUR EMERGENCY SERVICE													

OTHER

MANAGE SMALL ASSOCIATIONS													
PROVIDE DEVELOPER TRANSITION SERVICES													

AFFINITY REALTY & PROPERTY MANAGEMENT, LLC													
ALLIED PROPERTY MANAGEMENT													
AMERICAN PROPERTIES TEAM, INC.													
BARKAN MANAGEMENT COMPANY, INC., AMO													
BRIGGS, LLC, AAMC													
CROWNINSHIELD MANAGEMENT CORP.													
DANNIN MANAGEMENT CORPORATION													
THE DARTMOUTH GROUP, AN ASSOCIA COMPANY AAMC													
EMPIRE CONDOMINIUM PROFESSIONALS													
FIRST REALTY MANAGEMENT CORP., AMO													
FORESIDE REAL ESTATE MANAGEMENT													
FRANKLIN SQUARE MANAGEMENT													
GREAT NORTH PROPERTY MANAGEMENT, INC., AMO													

* Information provided by advertisers as of 10/1/22



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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

To maintain healthy properties, our company emphasizes prompt collection of monthly fees and closely monitors any unpaid amounts, administering late fees where necessary. We provide clean, concise financial data and issue monthly reports, covering a vast range of financial services. We work closely with our clients to ensure the "complete" property management experience is exceeded.

AMERICAN PROPERTIES TEAM, INC.

500 WEST CUMMINGS PARK
STE 6050
WOBBURN, 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 35 years, Barkan adds credibility and professionalism to every community. Barkan Management – People you can trust. Experience to rely on.

BRIGGS, LLC, AAMC

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

OTHER LOCATIONS
100 CUMMINGS CENTER
STE 433A
BEVERLY, MA 01915

589 CONCORD ST
HOLLISTON, MA 01746

163 MAIN ST
SALEM, NH 03079

We are a full service condominium management firm managing over 165 properties and approximately 9,500 units in the Greater Boston area. Our excellence is reflected in our client retention and new client referrals. Services offered include: Property Management, Accounting, Project Management, Maintenance, and Janitorial Services.

CROWNINSHIELD MANAGEMENT CORP., AMO

9 ATLANTIC AVE
MARBLEHEAD, MA 01945
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.

PO 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, INC., AN ASSOCIATION COMPANY AAMC

LAURA SCHMITT, CMCA
4 PRESTON COURT, STE 101
BEDFORD, MA 01730
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@EMPIREMGT.COM
WWW.EMPIRECONDOPROFESSIONALS.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.

FORESIDE REAL ESTATE MANAGEMENT, INC.

202 US ROUTE 1, STE 206
FALMOUTH, ME 04105
207-775-2325
INFO@FORESIDEMANAGEMENT.COM
WWW.FORESIDEMANAGEMENT.COM

We pride ourselves on the core business principles of Honesty, Integrity and Communication. We understand finding the right management company is one of the most important decisions an association can make. Our staff works hard to earn your trust and will work hard to ensure the success of your property.

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.FRANKLINSQUARE
MANAGEMENT.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.

GREAT NORTH PROPERTY MGMT., INC., AMO

WELLS, ME: 207-361-8000
NORWOOD, MA: 508-594-6100
BOSTON, MA: 617-334-5745
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
LEBANON, NH: 603-448-6181
WARWICK, RI: 401-244-7420
WWW.GREATNORTH.NET

We specialize in condominium and homeowner association management. With over 30 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.

HARVEST PROPERTIES, LLC

STEVE LEWIS, CMCA, AMS
OFFICES IN MELROSE &
NEWBURYPORT, MA
781-979-9199
SLEWIS@HARVESTPROPS.COM
WWW.HARVESTPROPS.COM

We work closely with clients to enhance property values and quality of life. We develop and manage budgets for the present and future needs of your property. Our goal is to help foster a sense of community and pride for properties. Our clients trust us based on financial transparency and frequent communication.

THE HOFELLER COMPANY, INC.

8 ALTON PL, STE 3
BROOKLINE, MA 02446
617-734-8500 X111
FAX: 617-738-9894
EHOFELLER@HOFELLER.COM
WWW.HOFELLER.COM

Founded in 1987, we work with condominium associations that expect smart, honest, responsive service. Our dedication to quality service and the enhancement of our client's property is our primary goal. Our staff is trained to be proactive so you'll see the results. Let the THC team demonstrate to you what quality management feels like.

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 3000 condo units in the greater Boston area. With a professional staff, we attribute our growth to our property owner's strong support and appreciation for our services. Our team provides owners exemplary property management services and great communities for our residents.





MALONEY PROPERTIES, INC.

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 RD
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 client's communities are well-managed, financially sound, and a place owners are proud to live and work. We provide personalized and innovative services offering the latest in reporting, tracking, and communication. Visit our website.



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

IREM Boston Chapter's 2019

ACCREDITED MANAGEMENT ORGANIZATION® of the Year

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 founding partners, 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, CMCA, AMS
20 FARRELL ST, STE 102
SOUTH BURLINGTON, VT 05403
802-860-5050 • FAX: 802-862-4438
MARIAN@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 licensing requirements of CAL.

PHOENIX COMPANY, INC.

JUD GOODNOW EXT. 222
DEBRA R JEAN EXT. 213
ADAM POLLETTA EXT. 227
650 LINCOLN ST
WORCESTER, MA 01605
508-856-7000 • FAX: 508-856-7300
JUD@PCI-1.NET
DEBRA@PCI-1.NET
ADAM@PCI-1.NET
WWW.PCI-1.NET

We pride ourselves on being attentive to our client needs and have focused on being recognized as industry professionals in community 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.

PIONEER PROPERTY MANAGEMENT INC.

146 FOREST ST
FRANKLIN, MA 02038
508-528-9242
FAX: 508-541-6113
PIONEER5@EARTHLINK.NET

We are a full service management company providing a wide range of homeowner association services. Our certified professional Community Association Managers, accountants, and office staffs are here to guarantee a professional and friendly experience with us. We dedicatedly maintain long-lasting relationships, ensuring the best customer service and professional guidance.

PREMIER PROPERTY SOLUTIONS, LLC

PATRICK COLBERT
190 HIGH ST, 6TH FLOOR
BOSTON, MA 02110
617-345-0045
WWW.PREMIERPROPERTYMA.COM

We are committed to excellence in every aspect of our pro-active property management services. "Take a good look at a company that doesn't overlook anything."

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 focused local allows our employees to confidently provide full support in all managerial aspects including vendors we've established longstanding relationships with. 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

DOUGLAS G. THAYER, 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 clients; some existing for 10, 15, and even 20+ years. Our history of demonstrates our ability to provide quality services including offer consulting, brokerage, construction and financial services to associations. We handle over 65 client properties and approximately 6,500 units throughout Massachusetts.



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.

OFFICES LOCATED IN:

Boston, Arlington, Beverly, and Holliston

brigsllc.com

617.536.4900

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