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*Tracey Madden & Bob Linney*

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2021/2022

# GUIDE TO *MANAGEMENT SERVICES*

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



NEW ENGLAND CHAPTER  
**community**  
ASSOCIATIONS INSTITUTE

# Management Services DIRECTORY

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

2021/2022 CAI-NE

Management  
Services  

DIRECTORY

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

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ACTIONVEST MANAGEMENT CORP.

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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 StatesCONNECTICUTMAINEMassachusettsNEW HAMPSHIRERHODE ISLANDVERMONTCOMMUNICATIONS/TRAININGNEWSLETTER PUBLICATIONCLIENT EDUCATIONASSOCIATION SHORT/LONG TERM PLANNINGFINANCIAL SERVICES PROVIDEDMONTHLY ASSESSMENTSBOOKKEEPING/ACCOUNTING/FINANCIAL REPORTINGFINANCIAL PLANNING/LONG RANGE BUDGET PLANNINGTECHNOLOGYCOMMUNITY WEBSITESBUILDING MAINTENANCE TRACKINGONLINE MANAGEMENT SERVICEsbUILDING/GROUNDS MAINTENANCECLEANING/JANITORIAL SERVICESIN-HOUSE MAINTENANCE STAFFCAPITAL PROJECT MANAGEMENT24 HOUR EMERGENCY SERVICEOTHERMANAGE SMALL ASSOCIATIONS PROVIDE DEVELOPER TRANSITION SERVICES

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MANAGEMENT CORP.**

1667 COMMONWEALTH AVE  
BRIGHTON, MA 02135  
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ERIC.MASON@ACTIONVEST.COM  
WWW.ACTIONVEST.COM

We believe that a Condominium is not just a home but an investment and have developed an extensive management program with cost-saving measures for all your goals. Our program and philosophy coupled with our dedicated staff provides you with the reliable, responsive and professional property management services you deserve.

**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  
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.

**AVATAR  
PROPERTIES, INC.**

SCOTT T. BARBERA,  
SENIOR VICE PRESIDENT  
193 MAIN ST, STE 201  
SALEM, NH 03079  
603-894-6300 • FAX: 603-912-5600  
S.BARBERA@AVATARPROPERTIES.NET  
WWW.AVATARPROPERTIES.NET

With over thirty years of management experience, we specialize in a balanced property portfolio for our team members allowing for excellent customer retention and service. Our family-run company handles all your needs with our in-house staff, giving you personalized attention of small companies while providing the resources of bigger firms.

**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  
376 MASSACHUSETTS AVE  
ARLINGTON, MA 02474  
100 CUMMINGS CENTER  
STE 433A  
BEVERLY, MA 01915  
589 CONCORD ST  
HOLLISTON, MA 01746

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, AAMC, AN ASSOCIA COMPANY

BOB MCBRIDE  
4 PRESTON COURT, STE 101  
BEDFORD, MA 01730  
781-533-7200  
RMCBRIDE@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.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  
JSCIBELL@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.



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## 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 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 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.

## MERIDIAN REALTY GROUP, LLC

KEITH SHIRLEY, PRESIDENT  
46 GLOUCESTER ST  
BOSTON, MA 02115  
617-517-0854 • FAX: 617-517-0849  
KEITH@MRGPROPERTY.COM  
WWW.MRGPROPERTY.COM

We pride ourselves on one-on-one relationships with each association we represent whether full service 24/7 property management or administrative, billing and back office services. Our two company executive principals have managed property since 1979. Meridian prides itself on its ability to provide our clients with personalized attention and cost-effective solutions.

## **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  
41 COMMERCE AVE, STE 4  
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 CAI.

## **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.

## **R BROWN PARTNERS**

39 BRIGHTON AVE  
BOSTON, MA 02134  
617-782-3400 • FAX: 617-782-1151  
RONALD@R-BROWNPARTNERS.COM

Since 1985, R Brown Partners has focused on the management needs of condominium trustees and owners. R Brown Partners primarily manages mid-rise, high-end condominiums in Brookline and the surrounding areas. Our reputation for personalized, professional management service is documented and can be tailored to fit your condominium's needs.

## **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](mailto:HR@brigsllc.com).

### OFFICES LOCATED IN:

Boston, Arlington, Beverly, and Holliston

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