

Sent from my iPhone

Date Filed: 3/23/2026 9:29 AM
Housing - Metro South
Docket Number: 26H82CV00012

On Feb 6, 2025, at 3:53 PM, Lenox Farms
<lenoxfarms@udr.com> wrote:

Hello Sandra,

A vendor will be stopping by tomorrow to
assess window. They will be visiting between
9am-5pm please ensure the deadbolt is not
engaged.

Thank you!

Warmest Regards,

Erika Merritt

Lenox Farms Luxury Apartments & Town Homes

Professionally Owned & Operated by UDR, Inc

550 Liberty Street

Braintree, Massachusetts 02184

T 781.843.8443 F 781.843.8442

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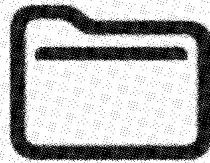
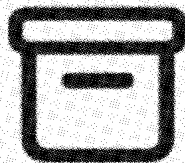
Erika Merritt

Community Director

**UDR | Opening Doors to the
Lenox Farms and Ridge at**

<image001.png>

<image002.png>



share a timeline for who
keys and begin moving

Thank you for your atte
look forward to hearing

Sent from my iPhone

On Sep 11, 2024, at 3:
frommer <sandrafrommer@gmail.com>
wrote:

As a reminder, please email your completed application link we sent in the email. We will need you to be a signatory to the agreement.

I will be out of the office on Monday, and I will be able to assist with your request during my absence.

Warmest Regards,
Erika Merritt
Community Director

Please let us know if that is not
we can re-escalate to our IT team

The \$1500 concession is the only one
being offered, please ensure the
signs the concession addendum.
Business Manager cannot post
without signature on 10/1.

If there are any additional items
related that need to be addressed,
submit a ticket through the UDR

Additionally, if you are residing
please submit an application via
adults over the age of 18 residing
more than 7 days, need to be li
lease agreement:

<https://www.udr.com/lease?pid=>

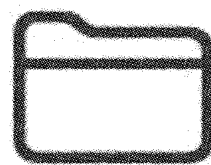
We appreciate your cooperation

for the regional manager
me yet. His email or ph

Also what information y
minor to be added to th

Thank you

Sent from my iPhone



Thank you,

Erika Merritt

Community Director

UDR | Opening Doors to th

Lenox Farms and Ridge at

Dear Ms. Merritt:

Michael Minihane conducted an inspection of the mechanical

Based on said inspection, during which violations to *105 CMR State Sanitary Code, ChII*, were noted, you are hereby ordered contract in writing with a third party for correction of all violations as follows:

410. 630: Conditions Deemed to Endanger or Materially Impair

(A) The following conditions, when found to exist in premises, may endanger or materially impair the health, or safety of the premises:

(2) Failure to provide heat as required by 105 CMR 410.160(C) and 410.160(D) for a water heater prohibited by 105 CMR 410.160(C) and 410.160(D)

- Heating system was not operational at the time of inspection

CC Sandra Frommer Lenox Farms Unit 905 550 Liberty Street
Leonard Gaudette Plumbing & Gas Inspector



Lenox Farms

To: [sandra.frommmer](#)

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Housing - Metro South
Docket Number: 261482CV00012

11:40 AM

RE: Heat Emergency

Good Morning Sandra,

We have alerted the emergency maintenance team regarding your heat and they are on their way to your home. We are currently waiting on an estimated time of arrival. In terms of the opening under the balcony the City of Braintree inspector needs to inspect the area before it can be closed or repaired as this is part of the permitting process.

Thank you for your time,
Lenox Farms Management

[WARNING: This message is from an EXTERNAL source]

Good morning,

I am reaching out regarding a heating issue in the apartment that requires immediate attention.

Following Erica's advice, I



Erika Merritt

To: [sandra.frommer >](#)

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Re: Minor / regional manager

Hello Sandra,

If you are smelling gas, we recommend calling National Grid as they would be the best resource in that situation.

The next time you smell gas, I would recommend reaching out to National Grid.

I will confirm once Kenzo is added.

Erika Merritt

Community Director

UDR | Opening Doors to the Future

Lenox Farms and Ridge at Blue Hills



Additionally, the heat
floor remains unresolved
reported it months ago
increased from \$100
my gas bill is now over
HVAC system malfunction
blows air inefficiently
lower floor entirely.

Major Issues That N

Thank you for your attention
look forward to hearing

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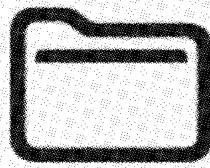
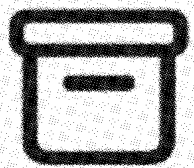
On Sep 11, 2024, at 3:
frommer <sandrafrommer@gmail.com>
wrote:

Thank you so much!

Could you please provide a
walkthrough and an estimate
so I can plan the remainder of the year
accordingly?

Thank you so much
Sandra

Sent from my iPhone



On Sep 14, 2024, at 2:00 PM, Sandra <sandra@company.com> wrote:

Were you able to submit

Warmest regards,

Jennifer

**Jennifer Minihan - Virtual Re
Lenox Farms Luxury Apart**

Professionally Owned & Operated by
550 Liberty Street

Braintree, Massachusetts 02184

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Thank you!

Warmest Regards,

Erika Merritt

Lenox Farms Luxury Apa

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