



## NEIGHBORHOOD HOA NEWSLETTER

[mthoa.org](http://mthoa.org)

### SPRING/SUMMER NEWSLETTER 2022

#### MTHOA BOARD CHANGES

MTHOA Board announces board members for this year:

Drew Fiumano – President, Sarah Witbeck -Vice President, Pat Barney – Secretary, Marie Guidarelli – Treasurer. Members at large include: Laura Fiumano, Keith Barney, Marge Berrigan, Paula Waselauskas. These folks are your neighbors volunteering to assist with the governance of our community. They Meet “as needed.” If you are willing to join this effort contact Kelly Wolfe our managing agent at Edgewater.

#### NEW SNOW REMOVAL/LANDSCAPING VENDOR

This Fall your board hired a new vendor for snow removal and landscaping. East Coast Lawn & Landscaping. East Coast is a company who has had several years history working with our managing agent Kelly Wolfe. They agreed to service us with no additional cost for the first year. In the fall, East Coast took a walk around visit of our site and heard concerns of MTHOA Board members for individual locations.

East Coast provided a free salting for us on the ice event January 9. Salting is not part of our contract with East Coast. We thank them.

MTHOA is looking forward to welcoming them for spring landscaping clean up. This is the first year of servicing our landscape from East Coast. If you have concerns you may share them with Kelly Wolfe at Edgewater. This will be a learning year for East Coast as they respond to our needs.

#### EXTERIOR CHANGE REQUESTS

Every year we need to be reminded that **ALL** outside changes need approval by the MTHOA Board, sitting as the Architectural Committee. If changes are made without an ECR and approval, the homeowner may be requested to remove even costly changes. Edgewater will process your requests and send it to the MTHOA Board, sitting as the Architectural Committee for approval. Please allow time for your volunteers to review your requests and send to the MTHOA Board, sitting as the Architectural Committee. In the event of an emergency situation, please advise Edgewater that an expedited solution needs to be met.

This is a list of some but not all the items that require an ECR: replacement/changes to decks, replacement walkways, light fixtures, garage doors, windows, roofs, dumpsters, pods, firepits, generators, replacement windows, trees and plantings. As our community ages quality replacement helps keep our site attractive.

The ECR form can found on our website: [mthoa.org](http://mthoa.org)

## EXTERIOR STANDARDS COMMITTEE

Early in January ALL HOMEOWNERS were invited by email to join a short term committee to review our Complete Exterior Standard issues. These have not had serious consideration since this community was established twenty five years ago. On our behalf a group was formed consisting of two homeowners from Balltown and five from Nott St. under the chairmanship of Sarah Witbeck. After consideration many of the standards remain the same. There are however some new exterior items that did not exist previously for example: solar panels ( no one has requested them as of this mailing) and some items that just needed updating.

The committee spent several Zoom hours discussing exteriors and is still not finished. The group deserves our thanks for spending the time to consider the issues important to us all. When finished the MTHOA Board will decide next steps for implementation. It is a goal to share this information by the end of May.

## ROOFS

One item of Exterior Request required immediate time sensitive approval by the MTHOA Board sitting as the Architectural Committee. The MTHOA Board considered the recommendations of the Exterior Standards Committee. This volunteer committee spent a great deal of time researching materials, color choices, consulting with contractors, visiting Lowe s to see shingles in person and driving around to view buildings with materials applied. The MTHOA Board voted to approve one color and manufacturer going forward on Nott St. Balltown color and materials was previously chosen for Balltown.

Homeowners may choose the contractor of their choice to apply the approved color and materials at their time of choice. Because our roofs are aging homeowners are encouraged to have conversations with your neighbors who share your roof. Homeowners are encouraged to have conversations before emergency need. Shared owners should consider a plan for neighborly cooperation. FYI: The only four shared roof in our community had this conversation and are now going forward with replacement this spring. For information about approved materials and contractors used by our community contact Kelly Wolfe.

\*Warning: there will be noise and extra vehicles in our tight spaces during replacement. Please be patient with the process.

## SIGNS

As you hire contractors, some of them wish to place advertising signs on our lawns. Please inform them that this practice is not allowed. Homeowners may also feel free to pick up and dispose of any signs placed without permission.

Political signs are also not allowed but a call to the candidates office for them to remove them has in the past resulted in quick removal.

Signs from lawn insecticide/ fertilizer treatments may be removed after 24 hours. PLEASE remove those on YOUR property after the time lapse. This allows our lawn service to work more efficiently and makes our properties look uncluttered.

## OUR WEBSITE

Homeowners are encouraged to visit [mthoa.org](http://mthoa.org) for Information regarding our community. In addition to accessing forms there us a full version of our most recent Homeowner Guidelines booklet. This was published many years ago (has a red cover). It has some updates in the online version and will continue to be updated in this manner to reduce the costs of printing hardcopies.

## POPERTY REVIEWS

In early spring our Edgewater agent will conduct an annual property “walk around” to note any exterior conditions that need attention. This is a function that is part of our contract with them. The goal is to maintain the property values for all homeowners. Edgewater will take pictures of issues found and will be sending out letters of explanation to the individual homeowners. Please take car of all problems as soon as possible and advise Edgewater when it is accomplished.

Edgewater managing agent also conducts weekly site visits to observe repairs, note contractor performance and identify new or potential maintenance needs.

## CONTACT INFORMATION

[www.edgewatermg.com](http://www.edgewatermg.com)

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