



MOHAWK TRAILS HOA NEWSLETTER

FALL NEWSLETTER 2019

ANNUAL MEETING

The **Annual Meeting** of the Mohawk Trails Homeowners Association (MTHOA) will be held on **Monday, December 16 in Niskayuna Town Hall at 6:30**. All homeowners are encouraged to attend:

- Meet your neighbors, ask questions about management
- Meet the members of the Board of Directors and our managing agent, Phil Lounsbury
- Vote in the elections to the Board of Directors

If you have questions that you would like addressed at the meeting you can email them to MTHOA secretary niskypat@gmail.com. Please mark subject line: MTHOA Question. These questions can be added to the agenda if appropriate.

TREES, TREES, TREES

Trees add to the beauty of our community. When the Board Members did an annual “walk around” it was noticed that some of our trees do not look healthy and some were brushing against our buildings. In an effort to be proactive, the Board authorized Edgewater to hire a Certified Arborist to evaluate our trees. He identified a few that needed to be watched for diseases that are affecting ash and elm trees.

Questions came up about ownership of the trees. All homeowners should be aware of the trees they own. Please look at the chart of lot lines (if you do not have a homeowners Guide, this chart will be available on our new website). On Balltown Road the lines are straightforward. On Nott St. E, the lines are not as clear. It appears that in order to provide each resident with a Nott St. E address, some homeowners own small areas others larger spaces. These reach from front of homes all the way to the street. Please refer to the charts located in the Home Owners Guide Book. Homeowners own all the trees on their property from their back area to Nott Street E.

Trees that require removal are the responsibility of the homeowner. Dead, severely diseased, or storm damaged trees, as identified by the Board, must be removed, including stump, and replaced by the property owner.

This summer alone one tree was downed in a storm and two were approved for removal due to other issues.

LANDSCAPING CHANGES

The deteriorating condition of the developer’s sign on the corner of Nott St. E and Van Antwerp needed attention. After researching costs of updating the area, the Board found it would be more costly in the long run to repair/maintain than to remove, so the Board voted for removal and replaced with some new plantings.

WALKWAYS

Many of our walkways have shown signs of heaving and movement. If you are wishing to hire someone to reset your walkway, one option is our Landscape Vendor, Marin. Contact Phil Lounsbury at Edgewater. He reports Marin is interested in doing this work and Phil will facilitate contact with Marin.

NEW WEBSITE

The Board wishes to thank homeowner Varian Powles for his volunteer creation and management of our current website, spending much of his time in electronic support of our community. Varian requested that the Board turn over this responsibility to others. The Board understood his wishes and accepted an opportunity to start a new site managed by Edgewater. Stay tuned for information about this. We will urge all of you to use this new site to read the Board minutes, read old newsletters, update current information, answer your questions, find out how to submit an exterior change request, and look up the property boundary lines (what trees do you own) etc.

WEATHER/LAWNCARE/SNOW REMOVAL

Based on the lower number of lawn care concerns, Marin, our new provider, did a good job. They will also be providing our snow removal this year for the first time. It is hoped the snow removal will be as concern free as the lawncare.

Snow removal plan does not always coincide with actual snow fall so your patience is appreciated while waiting for the storms to end and plowing to begin.

NOTE: Our vendors are given Board approval to place edge markers for plowing. Homeowners are asked not to place edge markers of any kind without Board approval.

REMINDER: All vehicles must be removed from plow areas. If a vehicle is in an area to be plowed, the snow will be removed around the vehicle as much as possible. The homeowner will then be responsible to remove remaining snow. The contractors **will not stop** to attempt contact with vehicle owners. This time-consuming process would slow down a task that needs to be done as quickly as possible.

BOARD MEMBERSHIP

The best way to reflect the concerns and make decisions regarding each area of our community is to have a homeowner from each area on the Board. Currently there is NO representation from Balltown Road and the 2447- 2483 Section of Nott St. E. We welcome all members but are urging that homeowners in these areas consider volunteering for membership. Send an email to secretary: niskypat@gmail.com

CONTACT INFORMATION

www.mohawktrailshoa.weebly.com (this will be updated soon)

www.edgewatermg.com

Edgewater Management 518.577.5403

Phil Lounsbury – Management Agent