



MOHAWK TRAILS HOA NEWSLETTER

SPRING/SUMMER 2021

BOARD CHANGES

MTHOA Board welcomes three new members: Returning members are Marie Guidarelli, and Drew Fiumano. New board member is Laura Fiumano. Marge Berrigan has resigned as our President and will continue to serve on the board. The board voted Drew as President, a position he has held in the past, additional officers are: Sarah Witbeck Vice President, Pat Barney Secretary and Keith Barney Treasurer. All unit owners are welcome to join the board. More voices can help the board to better serve our members. Please let us know if you have any interest in serving our community. Thank you to all our volunteers!

We are also welcoming back Kelly Wolfe as the Edgewater Primary site manager. She will be assisted by Phil Lounsbury, our previous site manager. Kelly was our original Edgewater manager and we are very happy that she will be working with us again.

SPRING/LANDSCAPING

The plantings put in place by our developer are now around 25 years old. Every tree and shrub is owned by an individual homeowner. Some homeowners have also added plantings to improve their landscapes. Homeowners should look over and determine if all their plantings are healthy or need replacement. Dead trees/shrubs detract from the beauty and value of our community, and they can also be dangerous.

The replacement of short shrubs or other minor changes that do not alter the appearance of your lot may be done without review of the Board. All new plantings that are taller than 4 feet or may grow 4' or higher must be approved with the use of an ECR, Exterior Change Request form submitted PRIOR to planting. This ECR form can be found on our website: www.mthoa.org. If emergency tree removal is necessary, please submit ECR as soon as possible.

Things the board must consider before planting approvals:

1. Will plantings be or have potential to grow higher than 4' tall? We need to consider how future growth of any plant will impact nearby units and our community. Will plantings create any visual concerns for any adjoining neighbors?
2. Will plantings expand existing bed areas? Create new beds?
3. Will care of these plantings increase care and cost of our landscape contractor?
4. If care/cost will be solely the responsibility of the homeowner, then we must consider that potential owners may not want the gardening responsibility and cost.
5. Homeowner property lines and view from the street must be taken into consideration.

EXTERIOR CHANGE REQUESTS

Every year we need the reminder that ALL outside changes need approval. Edgewater will process your requests and send to the board for approval. Please allow time for the volunteers to review your requests. In the event of an emergency situation, please advise Edgewater that an expedited solution needs to be met. Some common requests include new decks, new walkways, light fixtures, garage doors, windows, roofs and plantings. The ECR form can be found on our website: www.mthoa.org

PROPERTY REVIEWS

Recently an Edgewater agent conducted our annual property “walk around” to note any exterior conditions that need attention. This is a function we have hired them to do in order to maintain the property values for all of our homeowners. Edgewater took pictures of the issues they found and will be sending out letters explaining them to the individual homeowners. Please take care of all problems as soon as possible and advise Edgewater when it is accomplished. If you do not receive a letter, then your property was not found with visual issues. Edgewater managing agents are also under contract to do weekly site visits to observe repairs, note contractor performance and identify new or potential maintenance needs.

MAILBOXES

One evidence of our aging property is the condition of our mailboxes. Replacement of mailboxes is very costly so we are planning to delay it as long as possible. Please advise if there are cosmetic issues that can be repaired for example sanding and painting to avoid rusting.

Key and lock problems are USPS issues. If your key needs to be replaced you must talk to them directly. This is not something the board or Edgewater can do for you. Homeowners have reported that dealing with the Post Office is very frustrating. At least two of our three boxes need key or lock repairs for the package section resulting in packages being left at front doors. Our advice is to visit the Post Office often and continue your requests for any mailbox key and lock repairs.

SPECIAL ASSESSMENT REMINDER

All homeowners are reminded that the Special Assessment needed as a result of the extreme December snow fall is due by July 30, 2021. The amount of \$182 is the share for each homeowner. Most assessments have been received but if you have forgotten about this please mail payments to Edgewater before the due date.

SPRING GET TOGETHER – YOU ARE ALL INVITED

In this year of Covid one of our homeowners spent an evening viewing a local band a Celtic/Rock band LITTLE JACK, on a Zoom concert. As part of the evening the band held an auction as a fund raiser for the fight against Parkinson’s Disease. The Auction Prize was for the band to come to your location for a concert, and our homeowner won the prize. The band will perform for the Mohawk Trails Home Owners Association on June 5 at 2:00 PM in front of the Town Hall pavilion. (rain date is June 12. In the event that the date needs to be changed, a sign will be posted on our mailboxes by 11:00 AM the day of the event) Flyer attached below. You are all invited to the show. You are welcome to invite your friends and family too. Please bring your own chairs, snacks and beverages. We will have a bucket for any voluntary donations to help cure this deadly disease. We hope you will take this opportunity to have some fun, meet your neighbors and celebrate the good health we enjoy.

CONTACT INFORMATION

www.edgewatermg.com

Edgewater Management 518.577.5403

Kelly Wolfe – Primary Management Agent 518.281.0043

Phil Lounsbury – Assistant Management Agent 518.618.8155

**YOU ARE INVITED TO A:
FREE CELTIC/ROCK CONCERT**



CELEBRATE SPRING

WITH BAND: LITTLE JACK

SATURDAY: JUNE 5

RAIN DATE: JUNE 12

2:00 PM

NISKY TOWN HALL GAZEBO

SPECIAL INVITEES: HOMEOWNERS AND TENANTS OF
MOHAWK TRAILS HOA- Bring Family & Friends!

**BRING YOUR OWN BLANKETS, CHAIRS, SNACKS AND
BEVERAGES**

This concert band was obtained as a result of a charitable auction by a MTHOA resident. The benefiting charity is Stand Up to Parkinsons, Inc. If attendees wish to support this charity container will be provided.