



MOHAWK TRAILS HOA NEWSLETTER

SUMMER NEWSLETTER 2019

SUMMER

After a very rainy spring, summer is finally here. We welcome our new Maintenance Contractor: Marin Property Services. They have been working hard to make our community more beautiful.

We have also been working with our new Edgewater Management Company designated contact Phil Lounsbury. Phil reports many of you have contacted him with homeowners happy with the Marin care of our property so far. We all want good service and fewer complaints.

COMMUNITY SIGN REMOVAL

25 years ago when our community was developed a sign designating Mohawk Trails was placed on the corner of Nott St. E and Van Antwerp Road. Over the years the sign has suffered with age and weather. It was repainted several years ago but it is now in need of repair again. The board looked into replacement costs with more durable materials. The cost of a new sign is expensive and would involve having to levy an additional homeowner assessment. The board also looked into costs of removal with no replacement of the sign. The cost for removal is modest enough to be covered with our current operating budget with NO additional homeowner assessment. **The Board voted to remove the sign with no replacement.**

The sign is on a corner owned by one of our homeowners. There was a conversation with her about removal and replacement of shrubs in the area.

EXTERIOR CHANGE REQUESTS

The first whole new roof was replaced to the two unit building on the corner of Nott St. E and Van Antwerp Road. The homeowners worked together to choose materials and contractor. It looks very nice. If more of our 20 + year old roofs are in need or replacement the recent replacement might serve as a model for the rest of us. Edgewater would have this information.

There have been several EXTERIOR CHANGE REQUESTS for new decks, windows, tree removal, and awning over a deck. It is good to see that homeowners are taking care to enhance the good looks of our community and maintaining our property values

If you needed to remove the plantings on your property we encourage replacing all of these as they enhance the look of our community. We remind you that all plantings that have potential to grow taller than 3 feet (as well as large planting removal) need to have an Exterior Change Request submitted in order to avoid request for removal or a fine.

EXTERIOR INSPECTIONS

Your board authorizes Edgewater to inspect our properties Spring to Fall. We all want our properties to maintain their value and this practice helps insure that goal. It would be a good idea for all homeowners to be proactive before the inspections. Inspections will begin in June and continue through October..

We encourage homeowners to be proactive in sprucing up their property with such practices as power washing of siding, soft washing of roofs, and painting garage doors etc.

You will be notified of observable issues as well as deadline dates for fixing that will avoid imposition of fines.

GUIDELINE REMINDER: LAWN SIGNS

Our Published Guidelines state the following:

“One **For Sale** sign may be posted between Friday 12:00 noon – Monday 12:00 p.m. provided the sign has a surface area no larger than 2' x 3' The sign must be set back a minimum of 10 feet from the property line or roadside. The owner is responsible to assure that any Realtor representative conforms to these guidelines. One For Sale as described above may be displayed in the window on a continuing basis until the property goes to contract.

Signs, billboards or advising media may not be displayed inside windows, on the siding of a unit or on a garage, a mail box enclosure, or on a telephone, traffic, directional or light pole, or on a stake, or any other place the Board of Directors determines violates the intent of these restrictions.

All other signs, including but not limited to garage sale, for rent, political, etc. are prohibited without written consent from the Board of Directors.”

Occasionally non residents place signs on our property. We have sent letters to local political officials asking them to not place on our property but sometimes their volunteers do not get the message. A call to the candidate is one way to insure legal removal. Other signs placed on our property may simply removed and disposed of.

Signs placed by our lawncare fertilizer support need only to remain for 24 hours. If you take them up after that time it helps make our community look “neater.”

CONTACT INFORMATION

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