



**NEIGHBORHOOD HOA NEWSLETTER
MTHOA.ORG**

FALL NEWSLETTER 2020

DRIVEWAY SEALCOATING

This summer a major project of community wide sealcoating. It really helped add to the beauty of our properties. Feedback from the community was positive for quick application and finished looks. This is big expenditure for our budget and it is a good outcome when homeowners are pleased.

EXTERIOR CHANGES

Many of you added additional upgrades to your property. Exterior change requests were promptly handled by your board and included: new walkways, addition of standby generators, plantings removed and new ones added. Most of the changes are summertime activities, be reminded all exterior changes even in the winter require submission of an Exterior Change Request Form found on our website.

Exteriors were inspected and in a few cases homeowners were notified of observable issues as well as deadlines for fixing. We all want to keep the property values high and avoid fines. It is good to see compliance in a timely manner.

LAWN CARE AND SNOW REMOVAL

The two largest expenditures of your HOA fees is for Lawn Care and Snow Removal. Our contractor for these services will continue to be Marin Property Services. They will be cleaning up our properties after the leaves fall and plan to apply hydroseeding of our lawns.

One additional contract that was missed this summer due to changes from former contractor. Our lawn services of fertilizing and pest control applied by ChemLawn was never done. After this was discovered the Board accepted a bid from Vinmar Solutions, to provide late summer service and resume in the spring.

SNOW REMOVAL REMINDER:

Snow removal plans do not always coincide actual snowfall. Your patience is appreciated while waiting for snowfall to end and plowing to begin. If you feel there is a issuecontact Edgewater. Remember Edgewater is not the problem. Edgewater's job is not to justify the contractor but to pass on our complaints/ issues to the contractor. Your issues/complaints give Edgewater the facts they need to advise the contractor that our standards are not being met.

All vehicles must be removed from plow areas. If a vehicle is in area to be plowed the snow will be NOT be removed. The area around the vehicle will be the homeowner's responsibility to remove the snow around those vehicles. The contractors will not stop to attempt contact with vehicle owners. This is time consuming and slows down a process that needs be done as quickly as possible. Help our contractors do their job by removing any vehicles not garaged. Help your neighbors by moving your vehicles.

FALL MAINTENANCE REMINDERS:

Fall Property considerations for everyone to look over your property include: Turn off water spigots, replace HVAC filters, hire chimney cleaning services for wood burning fireplaces and have gas inserts serviced, check all carbon monoxide sensor batteries.

MAILBOXES:

Edgewater advises us that if you have trouble with the lock on your mailbox it is up to the homeowner to contact the Post Office, they are the responsible party to repair. If the mailbox units are in need of repair, please contact Edgewater. Repair of these units, eg. sanding and painting is to our advantage. Cost to purchase new units in the thousands of dollars without the costs of installation.

ANNUAL MEETING

In light of our continued Covid concerns Edgewater will set up Zoom meeting for us and notify homeowners of the time and date between 10-20 days before the meeting. Heads up on the date is Tuesday, December 15, 2020.

There is an annual plea for homeowners to consider joining the board, especially owners from Balltown Road. It is helpful to hear all the voices of our community as decisions are made. Any homeowners who are willing to join the board should contact:

CONTACT INFORMATION

www.edgewatermg.com

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Phil Lounsbury