



NEIGHBORHOOD HOA NEWSLETTER

mthoa.org

FALL/WINTER NEWSLETTER 2022

SAVE THE DATE

MTHA ANNUAL MEETING: November 29, 2022. 5:30 PM, Niskayuna Town Hall

Please plan to attend..

At this time, we will **WELCOME ANY NEW HOMEOWNERS.**

BOARD MEMBERSHIP

The MTHOA Board welcomes any homeowner to join. The Board especially needs voices to represent Balltown Road. **Please** consider if you could join the Board and contact Kelly Wolfe our Edgewater Representative: kelly.wolfe@edgewatermg.com so you can be voted on the Board at the Annual Meeting.

FALL CLEAN UP

As the beautiful trees change their colors and drop leaves, East Coast will clean up our property in preparation for winter. If you have special requests regarding your landscaping, please advise Kelly by the end of October.

HOMEOWNER FALL CHECK LIST

- Turn off outdoor water spigots
- Replace HVAC filters
- Hire chimney cleaning services for wood burning fireplaces, have gas inserts serviced
- Check all carbon Monoxide sensor batteries
- Clean gutters
- Clear out personal flower beds and ready them for winter
- Make plans for how to park your vehicles during the winter in such a way to allow snowplows to remove snow accumulation. Be a good neighbor do not leave your vehicle in the trunk lines in the winter months.
- Purchase your personal amount of ice melt for use around your home

EXTERIOR CHANGE REQUESTS

It was a big summer for Exterior Change Requests. The Board approved items for: replacement windows, plantings, garage doors, **roofs**, gutters, chimney cap replacements, and a front door replacement. As our community ages, these changes not only replace aging elements of our community but also gives them a fresh look that adds to ALL our property values. The board tries to turn around these requests as soon as possible but homeowners are urged to make requests with as much lead time possible.

REMINDER: All exterior changes need to be approved. When in doubt submit a request (form available on our website)

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 has recently voted to approve standards, for homeowners to follow. The group deserves our thanks for spending the time to consider the issues important to all of us. We will advise you by implementing them into the Homeowners Guide (available on our website). As soon as that can be arranged.

ROOFS

As you have been advised Standards for replacement roofs have been approved and many of you have decided to replace your roof before an emergency situation requires immediate attention.

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.

*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 candidate's 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 for Information regarding our community. In addition to accessing forms there is 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.

HELP WANTED; The Board is looking for a homeowner to volunteer AND oversee our website, integrate new information and send to Edgewater for publication. If you possess these skills and are willing to volunteer contact Kelly kelly.wolfe@edgewatermg.com You do not have to be a MTHOA Board member to accept this challenge.

DREADED SNOW REMOVAL

Around the time of the Annual Meeting we will remind all homeowners regarding Snow Removal Preparations.

In advance all homeowners should begin planning how to ensure your vehicles will not be parked in the trunk lines that allow for plows to remove the snow. Stay tuned.

CONTACT INFORMATION

www.edgewatermg.com

mthoa.org

Edgewater Management Group 518.577.5403

Kelly Wolfe 518.281.0043 kelly.wolfe@edgewatermg.com