



## MOHAWK TRAILS HOA NEWSLETTER

SPRING NEWSLETTER 2019

### CHANGES

#### **MAINTENANCE CONTRACT:**

You have been notified of two major changes for our association. As many of you are aware we have experienced dissatisfaction with the service of Grasdorf. In response the Board charged Edgewater to put the job out to bid. Grasdorf has been terminated as of 5/1/19. The new contractor Marin Property Services will begin taking care of our property summer and plowing in the winter. They come to us with an extensive background and we look forward to this curing most of our deficiencies. Please welcome the new workers as they labor to improve the overall look of our community.

#### **EDGEWATER MANAGEMENT CONTACT PERSON:**

Edgewater Management Company has now designated Phil Lounsbury as manager of our HOA. Phil has worked with us for the past several months and we welcome his assistance. If you have concerns about the service of our vendors or HOA decisions you may contact Phil at [Phil@edgewatermg.com](mailto:Phil@edgewatermg.com)

We thank Kelly Wolfe for her service to us. She was an invaluable resource as we transitioned to Edgewater as our management company. She still works for Edgewater and are grateful for all she has done for us.

### SPRING CLEAN UP

Grasdorf accomplished clean up of our properties in early April. Marin will now continue preparing our community for summer and taking care of plow damages.

### EXTERIOR CHANGE REQUESTS

Springtime gives us all the opportunity to turn our thoughts to enhancing our outdoor space. One of the most common issues in our community is the EXTERIOR CHANGE REQUEST. A copy of this is included in the Residents Guide online or calling Edgewater. As our community ages there is an increased need for exterior changes, this includes, windows, lampposts, decks, garage doors, roofs etc. **We have recently received the first Exterior Change Request to replace a roof in our 20+ year old community.** The request is from two units that share a roof. Ideally to avoid a patchwork look units that share roofs should replace at the same time as will be done this summer to one two unit building.

Our plantings may have taken particular damage due to harsh weather conditions. 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.

The exterior standards are designed with a goal of maintaining property values.

## 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 May and continue to 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.

## CONTACT INFORMATION

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