



MOHAWK TRAILS HOA NEWSLETTER

WINTER NEWSLETTER 2020

ANNUAL MEETING

The Annual Meeting of the Mohawk Trails Homeowners Association (MTHOA) was held on Monday, December 16, 2019, in Niskayuna Town Hall at 6:30 pm. Many homeowners attended.

The dominant discussion was handling of the recent large snow removal. A representative of our snow removal/landscape provider, Marin, was present. He is anxious to meet our needs. Each storm is unique; the recent one was long term accumulating 20 inches. There was discussion and suggestions on how to go forward.

On the landscape side, the Marin representative offered to do winter trimming of shrubs in our community. He asked all homeowners to look at their plantings and offered to evaluate if winter trimming would be advisable. Please contact phil@edgewatermg.com if you want to have your plantings trimmed this winter.

NEW WEBSITE

We are pleased to announce that our community now has a new website: www.mthoa.org. You can use this site to obtain: a copy of our Guide Book and by-laws, our budget, and copies of minutes. If you have ideas for items that would be useful for homeowners, please send these to Edgewater Management.

PARKING

Parking is an ongoing issue in MTHOA. The developers of our homes built the homes with one and two car garages on Nott Street E and one car garages on Balltown. We also have access lanes/trunk lines to our personal driveways and garages. These areas, as we all know, are very tight; therefore, our guideline states parking is not allowed in any lane/trunk line area. Therefore, cars should be parked in your garage or in your personal driveway. We all know from time to time service providers need to park on the lane/trunk lines and the patience of neighbors is required. If cars are parked in the lanes/trunk lines on a regular basis the homeowners will face fines.

Guest parking requires planning. There is limited to no on street parking in both Nott St. E and Balltown. Comanche Trail provides a few spaces for the Nott Street area. Asking guests to carpool or park in area commercial parking lots is also a possibility. Cooperation with your neighbors can also offer spaces in front of their garage areas, with their permission.

Snow Storm parking is an additional issue. The snow removal requires clear paths for plowing. The contractors cannot be expected to stop plowing to find the owner. Cars that slow down snow removal means slower removal for us all. Our tight areas provide little space to push snow away. Homeowner cooperation and patience is appreciated during storms. If you feel there is a problem, contact 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.

EXTERIOR CHANGE REQUESTS

Spring will bring our thoughts of how to improve our properties. Last year the Board approved a new roof, garage doors, deck replacements, planting removals and replacements, etc. You are reminded all outside changes require an Exterior Change Request in order to avoid request for removal or a FINE. The form is included in the Residents Guide and online: www.mthoa.org. Remember the exterior standards are designed to maintain property value.

PROPERTY INSPECTIONS

Edgewater is hired by MTHOA to make regular inspections of our community. This begins in the Spring and continues to the Fall. Homeowners are suggested to be proactive and look over your home on the outside. Does the siding need washing? Does your garage door need painting? Are plantings overgrown? Have you removed your holiday decorations? ETC. If homeowners take care of possible items before inspection, reports and fines can be avoided.

MTHOA BOARD MEMBERS

A new homeowner, Teresa Ebert, volunteered to join our Board and was voted in at the annual meeting. She will represent one section of Nott St. E. We welcome her willingness to serve our community. We still do not have a representative from Balltown Road. This underrepresentation makes it difficult for the Board to make decisions on their behalf. Any homeowners who are willing to join the board should contact: Edgewater Management.

CONTACT INFORMATION

Website: www.mthoa.org

Edgewater Management
www.edgewatermg.com
518.577.5403