



NEIGHBORHOOD HOA NEWSLETTER MTHOA.ORG

FALL NEWSLETTER 2021

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, replacement of decks, plantings/trees 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.

SIGNS, SIGNS, SIGNS

A reminder lawn signs are not allowed on our properties. For Sale signs are allowed on weekends only or in your window all the time.

This political season some signs were placed on our properties. A contact with the campaign committee resulted in removal in one hour. All homeowners may contact campaigns when they see these are placed on our lawns.

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.

FEE PAYMENTS

This year we will no longer use coupon books. The cost of booklet printing is an item we can eliminate by using a single coupon page, which you will be receiving in mailing containing our Annual Meeting Announcement.

Please consider making your HOA fees through electronic options. Automatic transfers ensure that they are received on time and is helpful for us to meet our financial obligations in a timely

manner as well as reducing the clerical costs. For more information call Kelly Kenyon at Edgewater at 518-577-5403 or email her at Kelly.kenyon@edgewatermg.com

SNOW REMOVAL REMINDER

Our snow removal contract begins with a 2 inch accumulation. If the storm is less homeowners should shovel themselves. It is also a good idea to maintain some amount of ice melt for icy areas.

All vehicles **MUST** be removed from trunk areas (the main entry driveways to our community) whenever snow is predicted. Plows will not stop to request cars be moved. Plow drivers will plow around the car resulting in the vehicle owner being responsible to shovel around the car area for the safety of all.

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 an issue 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.

All vehicles must be removed from plow areas. If a vehicle is in an area to be plowed the snow will 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.

Salting our walks and driveways is very costly and may be detrimental to our lawns. It will not be done on regular basis. The Board will determine if this treatment is necessary on a case by case basis. Please keep your individual supply of salt for spreading "do it yourself" in areas necessary for your home. We are looking into supplying containers of salt for spreading near mailbox areas.

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, remove and replace any dead plantings/trees.

DRIVEWAY ISSUES

Erosion of driveway exits on two of the Nott Street areas (odd side and even side) have become a problem. Drivers have eroded the lawn when making right turn exits. On the even side of Nott Street this is a particular problem. At this location there is a water access marker that is in danger of being damaged by plows when the lawn wears away.

It is likely that most of this damage is done by delivery vehicles entering and exiting our community. However, all residents are reminded to drive carefully when they exit as well.

ANNUAL MEETING

A meeting date for this year's annual meeting is set up for **Thursday December 2 at 6:30 PM** in Niskayuna Town Board Room and available via Zoom. Mark your calendars and look for further information closer to the date.

Homeowners have been sent next year's HOA fee as well as the budget the Board has put together for 2022. If there are questions or concerns, the Annual Meeting is the forum for discussion of this and any other homeowner issues.

Any homeowner who would like a closer voice in how decisions are made might consider joining the board. It is helpful to hear all the voices of our community. Any homeowners who are willing to join the board should contact:

CONTACT INFORMATION

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