



## NEIGHBORHOOD HOA NEWSLETTER

[mthoa.org](http://mthoa.org)

### SPRING/SUMMER NEWSLETTER 2023

#### MTHOA BOARD CHANGES

MTHOA Board announces board members for this year:

Sarah Witbeck -President, Keith Barney – Vice President, Pat Barney – Secretary, Marie Guidarelli – Treasurer. Members at large include: Marge Berrigan, Paula Waselauskas. Marcia Pucci and Prasad Tippabhotla.

These folks are your neighbors volunteering to assist with the governance of our community. Their planned meetings are on the second Tuesday of each month.

If you are interested in joining this effort contact Kelly Wolfe our managing agent at Edgewater.

#### NEW SNOW REMOVAL/LANDSCAPING VENDOR

East Coast Lawn & Landscaping, it was a strange winter of snow this year. East Coast had light snow removal efforts for most of the winter but were dealt a blow in March. Good news there were several homeowners that sent messages of thanks for the good service.

MTHOA is looking forward to welcoming them for spring landscaping clean up. If you have concerns, you may share them with Kelly Wolfe at Edgewater. This is their second year providing service for us and the MTHOA Board is making efforts to strengthen communication between East Coast and our homeowners.

#### EXTERIOR CHANGE REQUESTS (ECR)

Every year we need to be reminded that **ALL** outside changes need approval by the MTHOA Board, sitting as the Architectural Committee. If changes are made without an approved ECR, the homeowner may be requested to remove even costly changes. Edgewater will process your request and send it to the MTHOA Board, sitting as the Architectural Committee, for approval.

The MTHOA Board sitting as the Architectural Committee meets on the second Tuesday of each month and will vote on requests at that time. Please keep these dates in mind and submit your ECR knowing it will be reviewed on the second Tuesday of the month. In the event of an emergency situation, please advise Edgewater that an expedited solution needs to occur, the MTHOA Board will make every effort to accommodate.

This is a list of some but not all the items that require an ECR: replacement/changes to decks, replacement walkways, light fixtures, garage doors, windows, roofs, dumpsters, pods, firepits, generators, replacement windows, trees and plantings. As our community ages quality replacement helps keep our site attractive.

The ECR form can found on our website: [mthoa.org](http://mthoa.org)

## ROOFS/WALKWAYS/TREES

Last year six of our buildings (units with common roofs) replaced our aging roofs. It is likely this will be a request for the remaining buildings in the near future. Please see the exterior change guidelines on the website for both the color and materials.

This year please take a special look at your walkways and trees. Walkways that have “heaved” pose a safety risk for people entering your home and ECLL reported that it interfered with snow removal. If you choose to hire a contractor to reset your original walkway this will not require an ECR but if you wish to replace, an ECR will be required. There are pavers available that are very similar to our original installation and should be considered.

If your property has a dead tree on it, it is the homeowner’s financial responsibility to remove. Because trees add to beauty and property value, we encourage homeowners to plant replacement trees.

## 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 removal has in the past resulted in quick action.

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](http://mthoa.org) for information regarding our community. In addition to accessing forms there is information regarding homeowner regulations. There is a committee currently working on updating the Homeowner Guidelines and we will advise you when new content is posted on our website.

## PROPERTY REVIEWS

In early spring our Edgewater agent will conduct an annual property “walk around” to note any exterior conditions that need attention. This is a function that is part of our contract with them. The goal is to maintain the property values for all homeowners. Edgewater will take pictures of issues found and will be sending out letters of explanation to the individual homeowners. Please take care of all problems as soon as possible and advise Edgewater when it is accomplished.

Edgewater managing agent also conducts weekly site visits to observe repairs, note contractor performance and identify new or potential maintenance needs.

## WELCOME NEW NEIGHBORS

In an effort to continue and foster a positive, neighborly community at Mohawk Trails, the MTHOA Board has decided to form a Welcoming Committee where one or two board members will greet new homeowners with a welcome basket of wine, goodies, flowers etc. on behalf of all homeowners at Mohawk Trails. There will also be advising on what they need to know as new residents as well as sharing contact information. New homeowners on Nott St. East, were greeted recently by two of our board members as a kick off to the new plan.

## MEET YOUR NEIGHBORS

Another effort to foster a neighborly community, expanded a practice began a few spring/summers previously. This is a weekly event of outdoor get togethers that became known as "Wine Wednesdays" (although homeowners brought a variety of beverages). Weather permitting homeowners met on individual decks. The conditions were simple: at 5:00 on Wednesdays, bring your own chair, your own beverages and if you wish a snack to share. Most get togethers lasted around one and half hours. Gradually the group expanded and became too large for a deck. Last summer the group met on the lawn of Marge Berrigan (corner of Nott and Comanche Trail.) This is not an exclusive group meeting, **ALL** MTHOA members are invited. Balltown folks could park on Comanche Trail. We will send out an email invitation when these events get started. The goal as stated previously is to foster a neighborly community, join if you wish.

## CONTACT INFORMATION

[www.edgewatermg.com](http://www.edgewatermg.com)

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