



Mohawk Trails Homeowners Assoc.

Fall Newsletter • 2026

Driveway Repaving — Fall 2026 Update

This summer, the largest capital project in the Mohawk Trails Homeowner's Association's 33-year history reached the finish line. J. Hunziker Asphalt Paving completed the dig-out and repaving of all four project areas — 2468, 2447, and 2487 Nott Street East, and 1401 Balltown Road — over the course of July. Thank you to everyone who worked around the parking and access restrictions; we know it wasn't always convenient.

Before releasing final payment, the Board added one more step: a formal walkthrough of every site with the contractor to work through a punch list of finishing details — driveway-to-garage transitions, gravel consistency, and a couple of low spots — identified by homeowners and Board members. That walkthrough has been completed and remediation of open items will be completed before the end of the fall.

As a reminder, the maintenance schedule confirmed with J. Hunziker is: first seal coat in 2027, a skip year in 2028, then seal coat again in 2029 and every two years after that.

Save the Date: Annual Meeting

Mark your calendar: the MTHOA Annual Meeting will be held Tuesday, December 1, at Niskayuna Town Hall. This is the one meeting each year open to all homeowners, and it's where the Board presents the annual budget, discusses the year ahead, and hears directly from the community. We hope to see you there.

Leasing Policy — Now in Effect

In August, the Board formally adopted an updated Leasing Policy for the community. If you rent your home or are considering it, the new policy sets a minimum lease term of six months — short-term rentals such as Airbnb, VRBO, and similar arrangements of fewer than 30 days are prohibited, as are leases between 30 days and six months. Homeowners who rent are asked to register the first page and signature page of the lease with the Board as proof of term; full lease terms and financial details are not required.

The full policy is posted to mthoa.org and a summary will be folded into the next revision of the Residents' Guide. Questions can be directed to Kelly Lambert at Edgewater.

Fall Cleanup and the Winter Ahead

Mowing service was solid again this year, but the Board has heard — and shares — some concerns that weeding and shrub trimming haven't kept pace with what the contract calls for.

If you have specific landscaping concerns for your area — a bed that needs attention, a shrub overdue for trimming — please share them with Kelly Lambert at Edgewater. This feedback is valuable and helps the Board set clear expectations with whoever takes on this work next.

Our current landscaping and snow contractor will not be renewing for the coming season. The Board is actively working to secure new landscaping and plowing contractor(s) for this winter and will notify homeowners as soon as arrangements are finalized.

Exterior Change Requests (ECR)

As a reminder, ALL exterior changes to your property require prior Board approval before work begins. This includes but is not limited to: roofs, garage doors, windows, decks, walkways, light fixtures, generators, dumpsters, pods, fire pits, and trees or plantings taller than three feet.

The Architectural Review Committee reviews all ECR submissions and continues to vote approvals by email in a timely manner. This year the Board also brought a new tracking system online behind the scenes, so Edgewater can process requests — and issue any related violation letters — faster than in past years.

If you received a violation letter as part of this year's inspection cycle, the September 1st correction deadline has now passed. Please reach out to Kelly Lambert at Edgewater promptly, or submit a correction plan if you need more time, to avoid further action.

If you make exterior changes without an approved ECR, you may be required to restore the property at your own expense — even if the work itself was well done. Please do not put yourself in that position. The ECR form is available at mthoa.org. When in doubt, ask first.

Fall Yard Care: Leaves, Trees & Storm Damage

Fall is a good time to take stock of your property before winter arrives. If you have a dead, diseased, or hazardous tree, removal is the financial responsibility of the homeowner — as always, the Board encourages replacement planting, since trees add curb appeal and help maintain property values for everyone. There are several empty tree circles in the community if you're looking for a spot.

Homeowners are also responsible for removing storm-damaged limbs or fallen trees on their own property; storm debris removal is not covered under the landscaping contract. Check the Town of Niskayuna website for current curbside pickup guidelines.

As always, any tree or planting removal, or replacement taller than three feet, requires an ECR before you begin.

Our Website

The redesigned mthoa.org is officially live. The new site is more accessible, easier to navigate, and includes current forms and community information. It's also now managed entirely in-house by a volunteer webmaster, which reduces the Association's ongoing costs. Take a look, and let us know if you spot anything that needs updating.

Winter Parking & Snow Removal

Winter parking rules are in effect November 15 – April 15: please keep trunk lanes and turn-around areas clear so plows can get through efficiently. Garage your vehicle, park directly in front of your own garage, or use an off-property spot — and move vehicles before a storm arrives, not after plowing starts. Vehicles left in trunk lanes during a snow event are subject to a fine, plus the cost of any extra plowing visits the blockage causes. With everyone's cooperation, the Board would rather not have to enforce this.

Preparing Your Home for Winter

A few easy steps now can prevent a cold-weather headache later: disconnect and drain garden hoses and shut off exterior spigots before the first hard freeze, clear gutters and downspouts of fall leaves so melting snow has somewhere to go, and give your roof a visual check for loose or missing shingles while it's still easy to get someone out to look. As always, anything beyond routine maintenance — a new roof, gutters, or exterior work — requires an ECR before work begins.

A Note on Older Roofs

If your roof is approaching or past the 25–30 year mark, this is a good year to start getting quotes rather than waiting. A failing roof is treated as a major deficiency under the Association's inspection policy, and it's a much better experience to replace on your own timeline than in response to a violation letter. Roof replacement requires an ECR — the form is available at mthoa.org.

Contact Information

www.edgewatermg.com

mthoa.org

Edgewater Management | 518-281-0043

Kelly Lambert | kelly2@edgewatermg.com