



NEIGHBORHOOD HOA NEWSLETTER

mthoa.org

SPRING/SUMMER NEWSLETTER 2025

MTHOA Board Mission Statement

Recently your Board adopted a statement that would state the mission of the MTHOA Board.

To support our homeowners by developing and approving an annual budget, ensuring that our homes and grounds are maintained throughout the year and that property values remain competitive

This statement helps the board focus on why they exist and help homeowners decide if they wish to become members.

ECLL SNOW REMOVAL/LANDSCAPING VENDOR

Every snow removal season presents with unique situations and this winter was no different. We had many small accumulations, some did not meet the 2" required for plowing. When the 2" accumulation were met homeowners were very helpful following directions that allowed the plows to remove the snow. The February storm of snow and ice was problematic and we will revisit the situation as a guide for next season.

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

One of the issues with hiring snow and landscape services is when they provide the service. We are not the only area they serve, and we may want the service on a day or time they are not able to accommodate. This issue sends some of us out with our own shovels for snow or rakes for spring cleanup. If a homeowner feels the time of service is not acceptable contact Kelly. We may not be able to change the current situation, but it gives the MTHOA Board information to give our providers.

EXTERIOR CHANGE REQUESTS (ECR)

Spring ECR Change requests are already coming in. Many of us want to update our aging properties. 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 has been able to vote approvals via email in timely manner.

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

FLOWER BEDS AND SMALL PLANTINGS

If you notice your neighbor has beautiful flower plantings and decorative plantings, they plant these at their own expense. Many homeowners hire their own landscapers for advice on how to make their unit summer beautiful. Flower plantings do not need an ECR. Small plantings that will grow taller than 3 feet high need to be approved.

ROOFS/WALKWAYS/TREES

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

Each spring please take a special look at your walkways and trees. Walkways that have “heaved” pose a safety risk for people entering your home. 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. There are several empty tree circles in our community, planting a tree in them would add to our property values. If you removed a tree please consider replacement.

STORM DAMAGES

Homeowners are responsible for removal of tree limbs or trees on their property downed by storms. If damage is small enough to be placed on curbside, check the Niskayuna website for guidelines. ECLL is not contracted to remove limbs.

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 candidates 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 for information regarding our community. In addition to accessing forms there is information regarding homeowner regulations.

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.

MEET YOUR NEIGHBORS

Another effort to foster a neighborly community, is a practice began several spring/summers ago. This is a weekly event of outdoor get togethers that became known as “Wine Wednesdays” (although homeowners bring any beverage of choice). In the beginning 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. To that end the groups met on the lawn of Marge Berrigan (corner of Nott and Comanche Trail) or lawn of Sarah Witbeck (on even side of Nott). This is not an exclusive group meeting, **ALL** MTHOA homeowners and renters are invited. Balltown folks could park on Comanche Trail. The email list from last year will be used again, anyone wishing to be added to the email blast of information send your contact email to niskypat@gmail.com If you see the group forming feel free to join and we will gather your contact information for future meetings. The goal as stated previously is to foster a neighborly community, join if you wish.

CONTACT INFORMATION

www.edgewatermg.com

mthoa.org

Edgewater Management Group 518.577.5403

Kelly Wolfe Kelly.wolfe@edgewatermg.com