



# Mohawk Trails Homeowners Assoc.

Spring/Summer Newsletter • 2026

## Driveway Repaving – 2026 Project Update

After years of assessment and planning, your MTHOA Board is pleased to report that the long-anticipated driveway repaving project is officially underway. At the March 2026 Board meeting, directors voted unanimously to award the contract to J. Hunziker Asphalt Paving LLC. The work — a complete dig-out and repaving of all driveways — is scheduled to begin in mid-to-late June 2026. The project covers all driveway areas in both the Mohawk Commons (Balltown Road) and Carriage Homes (Nott Street East) communities. Nott Street East driveways have not been structurally repaired in over 20 years. This is a long-overdue investment in our property values and the safety of everyone who lives here.

To fund the project, the Board levied a special assessment of \$3,335 per unit. If you have not yet submitted payment, the due date is May 10, 2026. Please contact Edgewater Management at 518-577-5403 or [kelly2@edgewatermg.com](mailto:kelly2@edgewatermg.com) with any questions about your account.

As we approach the start of work, homeowners will receive notice about specific dates and parking requirements for their area. Please plan to have vehicles out of driveways and trunk lines on scheduled paving days. J. Hunziker will arrange for the utility companies to mark all underground utility lines approximately one to two weeks before paving begins. Homeowners remain responsible for flagging their sprinkler heads, — so they are not damaged during work.

Following completion, the Board has confirmed a maintenance schedule with J. Hunziker: seal coat in 2027, no treatment in 2028, seal coat again in 2029. This regular cycle will protect the new surface and help extend its life.

## ECLL – Snow Removal and Spring Landscaping

Every winter presents its own challenges and this past season was no exception. We experienced a mix of accumulations throughout the season. When snowfall met the 2" threshold for plowing, homeowners were cooperative in clearing trunk lines, which allowed ECLL to work efficiently and keep access clear for everyone. Thank you.

MTHOA looks forward to welcoming ECLL back for spring landscaping cleanup. If you have observations or concerns about the quality or timing of landscaping service, please share them with

Kelly Lambert at Edgewater. This feedback is valuable and helps the Board communicate expectations to our service provider.

## Exterior Change Requests (ECR)

Spring is prime time for home improvement projects, and ECR submissions are already coming in. 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 has been able to vote approvals via email in a timely manner. Edgewater will process your request and route it to the Committee for review.

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](http://mthoa.org). When in doubt, ask first.

## Flower Beds and Small Plantings

Many homeowners take great pride in their flower beds and seasonal plantings — and it shows. Flower beds and annual plantings do not require an ECR and are entirely at the homeowner's discretion and expense. If you would like advice on what works well in our conditions, your neighbors are often the best resource.

Keep in mind that plantings expected to grow taller than three feet do require an ECR. If you are planning any new shrubs, ornamental trees, or larger perennials, please submit a request before planting.

## Roofs / Walkways / Trees

Each spring is a good time to take a close look at your walkways. Walkways that have heaved or settled unevenly are a safety hazard. If you are having a contractor reset your existing pavers or stones to their original position, no ECR is required. If you are replacing the walkway material, an ECR is needed. There are paver options available that closely match the original community installation — these are worth considering.

If your property has a dead, diseased, or hazardous tree, removal is the financial responsibility of the homeowner. The Board encourages replacement planting — trees add curb appeal and help maintain property values for all of us. There are several empty tree circles in the community. If you removed a tree in recent years, please consider planting a replacement.

Roofing ECRs continue to come in each year as buildings age. Please review the approved materials and color guidelines on [mthoa.org](http://mthoa.org) before selecting a contractor or submitting a request.

## Storm Damages

Homeowners are responsible for removing storm-damaged tree limbs or fallen trees on their property; ECLL is not contracted for storm debris. For curbside pickup, check the Town of Niskayuna website for current guidelines.

## Signs

With the repaving project beginning this summer, you may see contractor vehicles and crew in the community. As with any contractor work, please remind them that advertising signs placed on community lawns are not permitted. Homeowners are welcome to remove any unauthorized signs.

Political signs are not permitted under community rules. A polite call to the candidate's office has historically resulted in prompt removal.

Lawn treatment signs (fertilizer, insecticide) may be removed after 24 hours. Please remove the ones on your property — it helps ECLL work more efficiently and keeps our grounds looking their best.

## Our Website

The Board has been working on a redesigned [mthoa.org](http://mthoa.org). A fully updated site — with improved layout, accessibility, current forms, and community information — has been developed and is currently under Board review. We hope to launch the new site later in 2026. In the meantime, the existing site remains available for ECR forms and community information.

## Property Reviews

Each spring, Edgewater Management conducts a community walk-around to note any exterior conditions that need attention. This is a standard part of our management contract and helps ensure property values are protected for all homeowners. If your property is flagged, you will receive a letter from Edgewater with an explanation. Please address the issue promptly and notify Edgewater when it is resolved.

## Contact Information

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

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

Edgewater Management | 518-281-0043

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