

From the

Belmont Village Maintenance Association

PO Box 2323, Liverpool, NY 13089 | Email: general@belmont-village.com

Parking Areas Sealing Project: Thank you for your patience during this project! Things were less organized with the contractor than we had expected. The parking areas all look great. As a reminder, only use the parking space assigned to your residence. Visitor parking is meant to be temporary parking. Second vehicles are welcome to use the parking area at Arlington Storage. The parking map is located on the web site for your informational needs.

Sidewalk Project: Finding a contractor to replace sidewalk sections in need of repair has been very challenging. We have received one bid and it is extremely high (\$28,000). Other potential contractors have mentioned that most of our sidewalks are not of the proper width or too close to the street for replacement. Whether these factors are true, the contractors did not submit bids. This particular project is being added to the annual meeting agenda for discussion.

Fall Leaf Clean-Up: Leaves will soon be dropping from trees. Our lawn contractor will do one major leaf clean-up in October after the majority of leaves have fallen. We do not have an exact date. If you have a fenced backyard and would like the lawn contractor to remove leaves, you need to leave your gate open on Tuesdays to give them access. Or you can dispose of them yourself as yard waste.

Contractors: Contractors are hired by BVMA to do specific work in our community. Any questions, concerns, or complaints need to be sent to the board to address with the contractor. Individual residents are not to be approaching the contractors while they are in our community doing their work. Many times, these are employees who don't have the authority or the information to do what you are asking. We are being told by contractors this interrupts work and that they expect concerns that need to be addressed to come from the board contact. We have lost great contractors in the past and have had contractors refuse to bid on projects due to this interference. The board can assure you, any concerns are being discussed with the contractors.

Yard Waste Collection: Yard and garden waste pick up is weekly on Tuesdays through December 10. Yard waste must be in hard sided containers (plastic or metal) or paper bags and branches must be cut short and bundled for pick up. Go to <https://www.townofclay.org/information/2019-brush-district-collection> for further information.

Lighting: Light bulbs in lamp posts in need of replacement are being replaced once a month, not on an as needed basis. If your light is out, contact us and we will add it to the list. If the light remains out, it may be an electrical issue instead. Contact us at grounds@belmont-village.com to have our electrical contractor take a look. If the issue is in the lamp post, the electrical contractor will make repairs. However, if the issue is from your home to the lamp post, the responsibility for repairs is that of the homeowner. Many of the lamp posts are getting old and our current model is no longer manufactured. We are looking into various options, from full replacement to installing street lighting.

New Belmont Village Emails

Along with the updated web site, we are updating our email in hopes of better serving you. There are three emails we hope you will add to your email contact list. The AOL email will no longer be used after October 31.

Use **general@belmont-village.com** for general inquiries and concerns and parking questions .

Use **grounds@belmont-village.com** for questions and concerns related to grounds maintenance, lamp posts, and snow removal.

Use **financial@belmont-village.com** for inquiries about maintenance fees and collections.

When sending emails or notes, be a good neighbor by being respectful and polite and asking questions rather than making accusations. Remember, your board members are volunteers donating their time!

Your Email for Quicker Communication

We would like a faster method of contacting residents with important information. If you would like to be added to an email list, send an email to **general@belmont-village.com** and we will add you as a subscriber. We will also add important information to the web site, whether under a specific topic area or in the calendar. Quarterly newsletters will continue to be delivered to your homes.

Renters--let your landlords know they too can be added to the email list to receive important information!

Don't Forget Your Maintenance Fees!

Maintenance fees are \$65.00 per unit monthly. These fees pay for snow removal, lawn mowing, and repairs and maintenance throughout the Village. Payments can be made monthly (\$65), quarterly (\$195), and annually (\$780) per unit. Payments should be mailed to the post office box address listed above. Did you know you can set-up a recurrent automatic bill pay with your bank? Check your online account or with a bank representative. When writing a check, use blue or black pen ink only. Other colors or markers prevent the bank from easily processing the checks.

Being late with your maintenance fees can cause financial strain on the Village. We are asking for maintenance fees to be paid during the month they are due. This prevents you being charged with a late fee and prevents the possibility of collections and judgements.

2019 Board of Directors

Bernadette Dziczkaniec
Evan Wojtaszek
Open board position

Bobbi Alcock
Robert Foster
Open board position

Dawn Cicione
Sandra Pitrelli

BVMA Articles of Incorporation, By-Laws, and Member Agreement documents can be found at www.belmont-village.com.