

*From the*

Belmont Village Maintenance Association

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## **New Maintenance Contractor Starting November 1**

The BVMA Board made the decision to go with a new contractor (Commercial Grounds) for maintenance services when the current contract expires October 31. This is a two year contract.

The new contractor is providing:

- Snow removal for driveways, parking lots, public sidewalks, and walkways to your door.
- Ice melt for parking lots, public sidewalks, and walkways.
- Grass mowing weekly or as needed (dependent on weather and growing conditions).
- Lawn fertilizer treatments twice per year.
- Spring and fall cleanup of leaves and small branches.

The homeowner/renter is responsible for:

- Removing any rugs or doormats that could be damaged during or hinder snow removal.
- If you do not want ice melt on your walkway from the public sidewalk to your steps/stoop, you must inform the BVMA board IN WRITING. BVMA and the contractor are not liable for incidents/damages due to unsalted and uncleaned walkways and steps/stoops.
- All yard debris removal for backyards, including autumn leaves and fallen branches. See “Fall Yard Waste Collection Dates” for when the Town of Clay picks up curbed yard waste.
- Maintaining private grounds, including mulching trees (if choosing to do so).

The maintenance association is responsible for:

- Maintaining common areas (BVMA property, not private property): mulching, weeding, trimming.
- Replacing light post bulbs.

The contract is between the maintenance association and the commercial contractor. The board requests that ALL maintenance concerns and questions be directed to the board to manage with the contractor. No individuals should be approaching the contract staff with work to be done. If you would like to make arrangements with the contractor to pay for additional work, the board can put you in touch with the owner.

### **Fall Yard Waste Collection Dates**

Do you have yard waste (brush, branches, etc.) that needs to be disposed of? The Town of Clay can pick it up like they do trash. Just have your brush in rigid plastic or metal containers and bundled branches by the curb for the following dates: October 9, 23; November 6, 20; December 4.

Non-artificial Christmas trees, free of ornaments or tree stands, can be put to the curb for trash day. You can also take your tree to be mulched at OCRRA's Amboy location, 6296 Airport Rd., Camillus, Monday-Friday, 7:30 am-4:00 pm.

## 2019 Board Members Needed

The Belmont Village Maintenance Association needs new board members. We are currently in need of home-owning residents to fill the following positions:

- Board Officers
  - President Vice-President
  - Treasurer Secretary
- Directors
  - Architectural Committee (overseeing building/structure modifications)
  - Maintenance Committee (overseeing grounds contract and Village lighting)
- Landlord Representative (non-voting)

Some of the above roles are being filled by current board members continuing their terms. If we are unable to maintain a viable board, we may need to consider dissolving the BVMA. This could mean turning over everything to a contractor and higher monthly fees or individual homeowners becoming responsible for all grounds maintenance.

The board is a team trying its hardest to keep Belmont Village a neighborhood we can all be proud living in. Consider doing your part by joining the board!

## Expectations Toward the BVMA Board

This board is comprised of volunteers who donate their time, while working and raising families, because of how much they care about our Village and want to see it thrive. A lot of time and energy goes into addressing your concerns. We are happy to do so. What we ask of you in turn is respectful communication and the realization that all concerns can not be addressed immediately and some concerns are neighbor disputes that are not the responsibility of the board.

This board makes its decisions based on the Articles of Incorporation, By-Laws, and the Member Agreement, not necessarily on what past board decisions were made. We do this so we are not setting precedents that may be hard to maintain in future years, all while keeping your maintenance fees reasonable.

## Don't Forget Your Maintenance Fees!

Monthly maintenance fees are just \$65.00 per unit. These fees pay for snow removal, lawn mowing, and repairs and maintenance throughout the Village. 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.

## 2018 Board of Directors

Ann MacDonald  
Dawn Ciccone  
Melissa Madigan

Bernadette Dziczkaniec  
Evan Wojtaszek  
Sandra Pitrelli

Bobbi Alcock  
Marlene Cruise  
Sue Eusepi

BVMA Articles of Incorporation, By-Laws, and Member Agreement documents can be found at [www.belmont-village.com](http://www.belmont-village.com).