

Spring Meadow HOA

Dear Neighbor,

In an effort to prepare the budget for our upcoming fiscal year, we have worked with CYC and our financial committee to not only see what we needed for the next year but also project future expenses. Based on those numbers the Board determined that an increase in the monthly dues was needed. The monthly dues are now \$240.00 effective October 1, 2020.

In addition, to preserve and maintain our community CYC will be more diligent to administer the rules of our community. Therefore, please review the HOA Handbook, which can be found via our website or by contacting CYC.

Sincerely,
Spring Meadow Board

Making Contact:

HOA Board

President: David Fallati - dave156harvard@gmail.com

Vice-President: Tracey Collins – traceycollins7sm@gmail.com

Treasurer: Jeannine Murphy – jeanninemurphy17@gmail.com

Secretary: Annette Hufferd – ah7517@gmail.com

Member at Large: Mike Lundy – Lundysr@yahoo.com

CYC Realty Management, Inc.

Todd Evers

CYC Realty Management

12 Avis Dr., Suite 9

Latham, NY 12110

todd@cycrealty.com

Phone: 518-785-9461

HOA Website

<https://spring-meadow.com/>



Upcoming Meetings

October 14

Board Meeting via Zoom

October 27

Annual Meeting – Details to come

November 11

Board Meeting @ TBD

December 9

Board Meeting @ TBD

Meetings routinely start at 6PM.

IMPORTANT: Garbage and recycling containers **must** be stored inside except during our scheduled Tuesday pick up. Fines will be issued for repeat offenses. Also, please refrain from putting garbage into other resident's containers without consent.

REMINDER: If you're planning to be away for more than a few days, please leave your contact information with CYC in case there is an emergency that affects your home.



KEEP IT SAFE AND SLOW DOWN

The speed limit on Harvard Road is 30MPH and should be followed at all times to ensure the safety of all our neighbors.

Fireplace and Chimney Cleaning

Homeowners with fireplaces should have them inspected yearly and when necessary cleaned. The HOA will reimburse homeowners with wood burning fireplaces for the cost of the yearly inspection and cleaning. To obtain reimbursement, please provide CYC with a copy of the paid service invoice and any applicable report documents.

Dryer Vent Maintenance

A homeowner should clean the dryer lint filter before and after each cycle. We also encourage having your dryer vent fully cleaned on a yearly basis. This process helps prevent fire and assist with the efficiency of your dryer.

Gutter Cleaning

All homeowners are responsible for the cleaning and maintenance of their gutters. Before winter, please make sure all gutters are clear of debris. Please be mindful of your neighbors and do not point your downspouts towards their property. In addition, remove downspout extensions before the winter so they do not get damaged by the snow plows.

Holiday Decorations

Homeowners can display holiday decorations; however, all decorations must be considered appropriate for the community and removed in conjunction to the associated holiday.

Application for Exterior Change

An **Application for Exterior Change** must be submitted and approved for all changes to the exterior of your home. Examples of these changes are included below:

- Landscaping
- Light Fixtures
- Antenna
- Gutters
- Doors
- Vents
- Awnings
- Windows
- Gutters
- Deck

Please note, changes made without written authorization will be removed or corrected at the cost of the homeowner and maybe subject to fines. In addition, always refer to our website (<https://spring-meadow.com/>) for the most up to date policies and resolutions.

Board Meeting Minutes

Board meeting minutes are posted promptly on our website (<https://spring-meadow.com/>) and can be a helpful way to stay accurately informed with what is going on in our community.



The Board is seeking to recruit volunteers for the HOA Committees, and future Board members.

Please consider sharing your talents and skills!