

Belmont Village Spring Clean Up

After the messy winter we had, help in cleaning up is needed to make the Village beautiful again.

Join your neighbors on Sunday May 20 to pick up trash and debris throughout our Village. Trash bags and gloves will be available at 4302½ Candlelight Lane and 4292 Belmont Drive.

Take just an hour to meet your neighbors and beautify our Village!

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 on the front of this newsletter.

Did you know you can set-up a recurrent automatic bill pay with your bank? Check your online account or with a bank representative.

Spring Brush Collection Dates

Do you have brush and branches in your yard after this winter's weather? 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 (Tuesdays):

April 24; May 8, 22; June 5, 19

Spring/Summer Reminder

During the spring and summer months, trash and recyclables should not be put out before 6:00 pm the evening before (Sundays mainly, Mondays when it's a holiday) scheduled pick up. Trash and recyclable pick up is a service provided by your Town of Clay taxes, not through the Village's maintenance association.

Trees can be tricky. For the most part, homeowners are responsible for what falls into their own yard. If your neighbor's tree falls in your yard, your homeowners insurance would typically help cover the cost of removing the tree and remedying the damage it caused, after your deductible.

Speaking of trees...Take a moment and save a tree! If you are interested in receiving BMVA newsletters and communications by email, send an email to Belmont.Village@aol.com.

BVMA is in serious need of your help! The board is looking for resident owners willing to take a place on the board. The board works as a team to manage the interests of the Village. We meet roughly every six weeks. Terms are three years. Without an active board, the association will disappear resulting in a management company and higher fees. Get involved today to save our Village! Questions? Email the board at Belmont.Village@aol.com.

From the

Belmont Village Maintenance Association

PO Box 2323, Liverpool, NY 13089 | Email: Belmont.Village@aol.com

Summer 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: Jul 31; Aug 14, 28; Sep 11, 25

Village Yard Sale/Chuck It Day

Unfortunately, these activities are on hold as we look for a new vendor to provide the large waste removal service. Our previous vendor for Chuck It Day declared bankruptcy and can no longer provide the service. Stay tuned for updates!

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Jewelry Found in Village

A ring was found by a walker in May. If you think it's yours, contact Belmont.Village@aol.com. You must be able to describe the ring to claim it.

Trees that need trimming or removal?

Some home owners are looking to combine projects in hopes of receiving a "group rate", itemized to individual properties. Interested? Contact Bobbi Alcock at balcock14@gmail.com by July 31.

Do you know the property lines in Belmont Village?

Property lines may be different than you think! For example, all properties start at the street and continue back to your rear property line.

To look at the tax map for the Village, go to <http://ocfintax.ongov.net/Imate/taxmaps.aspx>. Choose Town of Clay and map 103.000. You should verify your property lines with the survey in your home ownership documents.

BVMA owns the following parcels, mainly strips in between, used as parking areas for residents. Section 1: Parcels 1, 10, 17, 18, 22, 31, 32, 41, 42, 49; Section 2: Parcels 6, 7, 11, 12, 27, 28; Section 3: no parcels; Section 4: Parcels 19, 20.

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.

We live in a beautiful neighborhood, one we can all be proud of. Below is a reminder of what the Belmont Village Maintenance Association is responsible for and what you as residents (home owners and renters) are responsible for.

What BVMA is Responsible for:

- Landscaping (mowing, edging sidewalks, mulching Village garden beds [ie, at Village entrance]); Snow Removal (parking areas and sidewalks)
- Maintaining Village lamp posts (bulb replacement, sensor replacement, internal wiring, major damage)
- Sealing and striping parking areas
- Capital projects: ie, sidewalk updates when needed
- Working with contractors for the above services to ensure fulfillment of contracts

What BVMA is not Responsible for:

- Cleaning gutters (gutters are part of your home structure)
- Weeding, mulching, or maintaining individual garden beds and trees on private property
- Maintaining lamp post wiring leading from your home to lamp posts and lighting fixtures on your home and garage
- Maintaining, repairing and replacing sidewalks and steps/stairs that lead to your home
- Trimming and removing trees on private property
- Sealing private driveways
- Neighbor disputes
- Parking disputes

What YOU as a resident should do to keep the Village enjoyable:

- Move any objects that impede lawn maintenance (lawn furniture, grills, flower pots/planters, pools, etc.). Mowing is done on Thursdays. The lawn crew should not have to move your items!
- Move your car in the winter to allow for proper snow removal.
- Respect reserved parking. Unreserved parking spaces are for visitors, not extra spaces for residents to park in long-term. A second space is available for residents in the Arlington Storage area (spaces 1-20). Residents with a driveway should use the driveway for visitors.
- Parking spaces are not for long-term storage of vehicles. Unlicensed, unregistered vehicles or vehicles in disrepair are not allowed in parking areas and are subject to towing at the owner's expense.
- Don't park on the streets.
- Maintain garden beds, shrubs, and trees on your property.
- Keep your yard (front and back) free of garbage and debris.
- Keep your gutters clear of debris.
- Pick up dog waste when walking your dogs.
- Be neighborly. Try to handle issues with respect.
- Ask neighbors for help, when needed.
- Contact BVMA concerning changes or modifications to the exterior of properties (ie, fences, roofs, windows, doors, siding, installing sheds, satellite dish installation)
- Email belmont.village@aol.com with any lawn/snow removal concerns rather than speaking with the maintenance crew directly.
- Pay your association dues on time so BVMA can continue to maintain the Village.

More on the Village's Rules and Regulations can be found at <http://belmont-village.com/rules.php>. Or a copy may be requested at belmont.village@aol.com.

From the

Belmont Village Maintenance Association

PO Box 2323, Liverpool, NY 13089 | Email: Belmont.Village@aol.com

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.

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