



## Morgan Street HOA

C/O Edgewater Management Group  
PO Box 150, Fort Edward, NY 12828

September 11, 2024

Dear HOA member,

A number of new owners have purchased units in Birch Run over the last few years. The Board wants to be certain that all owners understand the procedures that we follow with regard to painting. For your convenience attached is a 2012 amendment to our governing documents otherwise known as the Declaration and Covenants for Phase II of Morgan Street Birch Run Homeowners Association. As provided in Section 1. (b-2) of the amendment the Association arranges for the painting of each unit every five (5) to seven (7) years. Each year from five (5) to sixteen (16) units are painted. The painting is paid through a special assessment that is levied for those units that will be painted in a given year. For your information we have attached a listing of all Phase II homes and the dates when they are scheduled to be painted.

In order to be certain that the units are ready to be painted there are three preliminary steps that need to be taken by all owners. First of all, assessments for those units being painted must be paid by April 30 of the year in which the painting will be done. Our managing agent, Edgewater Management Group, sends affected owners the painting assessment notice by January 1.

In addition, each unit must have a thorough inspection in the fall of the year before the unit is being painted. This involves a ladder inspection of the exterior and of all corners of siding and all siding/roof intersections. The Board is in the process of securing a contractor to perform the ladder inspections. The cost of this inspection will be included as part of the painting assessment. Once the inspection has been completed each owner will be provided with a written report outlining the wood rot repairs that need to be made before the unit can be painted. Owners are responsible for having the wood rot repairs made in a timely manner so their unit can be painted. Painting will not be done until the necessary repairs are made. If an owner doesn't make the repairs the painting contractor will move on and paint those units where the repairs have been made. If this situation occurs the owner will be responsible for any additional costs after the repairs have been made. Finally, owners are responsible for ensuring that trees and bushes are trimmed so that they don't interfere with the painting.

One other point needs to be understood. If an owner wants to change the paint color of their unit they need to submit a written request to the Architectural Control Committee, signed by all owners in the building by May of the year preceding the scheduled painting date. Changing a building's color may require an additional coat of paint and/or stain and a correspondingly higher painting assessment.

Sincerely,  
Morgan Street HOA Board of Directors

John Serrell, Managing Agent  
Cell or text 518.338.8876, [johns@edgewatermq.com](mailto:johns@edgewatermq.com)