

2025 Rules & Regulation Clarifications

Roof Replacement	Residents must fill out an ARC form for roof replacements to ensure that their attached neighbor is aware of the work. This is important because if both neighbors have experienced leakage, they might benefit from replacing their roofs simultaneously, potentially reducing costs. The ARC committee will approve the request if the attached neighbor is informed and a bid from the company doing the work is provided. Additionally, a sample of the shingles being used is recommended. Roofs typically last 25-30 years, and replacement will become more relevant in the coming years.
Fertilization	This year, the association has switched to Forever Green for lawn fertilization. The change aims to improve the quality of the lawns, addressing any previous issues and ensuring healthier, greener grass. The association will also meet with Todd from Mastercut to discuss any concerns.
Snow Removal	Mastercut will plow when snowfall exceeds 2 inches per session. This threshold ensures efficient use of resources and timely snow removal. For snowfall less than 2 inches, residents can request driveway plowing for \$25, providing a convenient option for those who need it. Todd from Mastercut can be contacted for these requests at 708-878-183.