



Spring Community Letter

Dear Residents,

As the weather begins to warm and we welcome the arrival of spring, we would like to share a few reminders to help keep our community looking its best. Thank you, as always, for your cooperation and care in maintaining your homes and neighborhood.

Gutter Cleaning

In an effort to keep the communities' costs down, we have elected to only have gutters cleaned in the fall. If you have an issue with your gutter and believe it needs to be cleaned please reach out to the Property Manager at Cindy@rdwny.com.

Trash & Recycling

More information about our new garbage service will be shared soon, as the community transitions to using totes provided by Modern at no additional cost to homeowners. Each home will need to select a tote size—35, 65, or 95 gallons—for both trash and recycling (one tote for each), so please ensure your chosen sizes fit within your designated storage area. Please note that only these totes will be collected, and that all other trash cans, bags, and brown bags for lawn debris will no longer be picked up, meaning all waste must be placed inside your assigned tote(s). This change is not yet in effect but is expected to begin within the next 60–90 days. Additional updates, including instructions for selecting your tote sizes, will be provided as we approach the transition date.

Yard & Garden Maintenance

Please cut back and remove any dead plantings from last season in your private gardens. Keeping these areas clean and maintained helps improve the overall appearance of the community. This year, front garden maintenance will be a particular focus, and we appreciate everyone doing their part to keep these areas neat and consistent.

Exterior Improvements & ARC Approval

With warmer weather approaching, many residents may be considering exterior improvements. This is a reminder that all exterior changes or modifications require prior approval from the Architectural Review Committee. Submitting your request in advance helps ensure consistency and avoids violation issues. If you aren't sure if your change needs approval, please reach out to the Property Manager and ask before moving forward with your plans.

Lawn Repair & Watering

You may notice areas of grass being replanted due to winter plow damage. Once these areas are reseeded, we ask nearby residents to help by watering when possible. This small effort will go a long way in restoring our landscaping and ensuring our community stays beautiful.

Community Cleanliness

With the snow gone, debris can accumulate. Please take a few moments to pick up any garbage around your property and nearby common areas. Keeping our community clean is a shared responsibility.

Pet Waste Reminder

We have received multiple complaints regarding dog waste not being properly removed. All pet owners are required to clean up after their dogs promptly. Violators will be fined.

Garage Doors

Please remember to keep garage doors closed when not in use. Avoid leaving your garage doors open for extended periods when not in use.

Parking

We have observed an increase in improper parking, including parking in undesignated areas and on soft grass. Please ensure all vehicles, including guest vehicles are parked only in appropriate spaces.

Thank you for your continued efforts to keep Charlesgate Village safe, clean, and well-maintained. Your cooperation makes a meaningful difference in our community.

Best,

A handwritten signature in black ink that reads "Jessica Murphy". The signature is written in a cursive, flowing style.

Jessica Murphy

Secretary of Charlesgate Village HOA Board