

05/20/2024

Subject: Re: News from the Knoll

Hello Neighbors,

Just some information the board wishes to convey to all, regarding our homes and upkeep.

Now that Spring is here, it is a good time to walk around your property and take stock of any work that needs to be done. Although the Homeowner's Association takes care of many items, such as spring landscaping and tree trimming, we homeowners have responsibility for taking care of other work that needs to be done.

Some things we need to take care of would be loose mortar, requiring tuckpointing, mold or moss on your brick, requiring power washing, fresh paint or stain on your front door, any repair or replacement of decking boards and rails (the HOA handles the staining of decks on a rotational basis). etc. So take a look around when you have the chance.

Attached is a sheet showing the Division of Responsibility for Maintenance and Repair Between Homeowners and the Association; take a minute to review this. We have a beautiful community and the homeowners as well as the Association should work together to keep it sparkling. [This is also available elsewhere on our website.]

And not to put any maintenance pressure on our NEW Homeowners--let's welcome:

Michelle R and Henry C----858 W Driveway:


Ann H -----870 Seminary Circle:

AND

Mark and April J -----841 Seminary Circle

Reminder that the Board minutes can be found on our Website, meetings are held the 2nd Monday of the month- the Monthly Board Meeting Notification tells us how to zoom in to the meetings.

New tree or bush plantings - try to cover leaves with netting or tulle. As if we haven't been inundated enough-FYI - the cicadas are coming!!

Put the First Friday at the Firepit  on your calendars for June 7th. Snowbirds are back , lots of new faces, and great to chat with all the old faces (in MK tenure only!!) As they say, be there or be square.

Division of Responsibility for Maintenance and Repair Between Homeowners and the Association

Opinion of Maryknoll Counsel: The law of homeowners' associations like Maryknoll's stipulates that when homeowners purchase a unit, they are granted an ownership interest in their physical structure and the underlying property. That being the case, any and all maintenance or repairs related to the lot and structure rest with the owner, unless otherwise expressly modified by the Association's governing documents [specifically, the Declaration]. Only through the governing documents would the common law obligation to maintain and repair a structure or lot be shifted from the owner to the Association.

Sections 13.01 and 13.02 of Maryknoll's Declaration of Covenants, Conditions, and Restrictions contain specific provisions allocating responsibility for the maintenance and repair of homeowners' units and our common property. (In the case of any conflict between the following table and the Declaration, the Declaration controls.)

	Homeowner	HOA
Roofs – maintenance, repair, replacement (§13.01(d) & 13.02(b)(iv))	✓	
Gutters and downspouts – cleaning, maintenance, repair (§13.01(b)(v, vi & ix))		✓
Chimney flue and cap (§13.01(d) & 13.02(b)(iv))	✓	
Exterior woodwork (fascia, soffit and trim) repair (§13.02(a))	✓	
Exterior woodwork painting (§13.01(b)(iv))		✓
Siding – maintenance and repair (§13.01(b)(vii))		✓
Foundation, brickwork – repair of cracks, tuckpointing (§13.01(d) & §13.02(b)(iv))	✓	
Windows and screens – maintenance and repair (§13.02(a) & §13.02(b)(vii))	✓	
Front door painting and repair (§13.02(b)(vi))	✓	
Garage doors – maintenance and repairs (§13.02(a))	✓	
Stoop and concrete entryway (§13.02(b)(ii))	✓	
Driveway and walkway – repair or replacement (§13.01(b)(ii))		✓
Caulking of flashing joints, window frames, door frames (§13.01(b)(viii))		✓
Deck and patio repair or replacement (§13.02(b)(v))	✓	
Deck staining (§13.01(b)(iv))		✓
Cabling (TV, internet) from street to unit (§13.02(a))	✓	
Lawn (turf) maintenance and repair (§13.01(b)(i))		✓
Association-installed landscaping – maintenance and repair (§13.01(b)(i))		✓
Owner-installed landscaping – maintenance and repair (§13.02(b)(i))	✓	
Yard drainage issues and drain tiles (§13.02(a))	✓	
Snow removal from driveways and front entries (§13.01(b)(iii))		✓

Happy Spring,

Nancy Bromann
857 W Driveway