



Frequently Asked Questions:

Updated 4-21-25

1. Will there be Fiber internet?

The buildings are wired with both coax and CAT 6 internet wires to all TV locations. Comcast and Burlington Telecom are available in the area. We are unsure if Fidium Fiber is available yet. Companies are able to bring fiber or coax to connect into the building.

2. Can you explain the heating system?

The heating system is an all-electric ducted heat pump. It is located in the utility room, with ductwork extending to every room in the house. This allows warm or cool air to flow through the ducts, maintaining a consistent temperature throughout the home. On extremely cold days, an electric resistance heat coil within the system can be activated to ensure the house remains warm enough.

This system operates differently from traditional systems because it is most efficient when you select and maintain a consistent temperature for your home. The energy required to return your home to your desired temperature after it has fluctuated is greater than simply keeping the temperature constant.

The townhomes feature electric radiant heating beneath the flooring in the foyer next to the garage. Since the homes are built on a slab, the ground-level floors can be colder. The electric radiant heat is controlled by a separate thermostat. If you choose to use it for added warmth, it is recommended to set the thermostat to a consistent temperature, such as 65 degrees, during the winter months. However, you do not have to use this additional heating if the cool floors do not bother you; it is purely for your comfort.

3. Will the heated floors go throughout the property?

The heated floors will be on the ground floor only. (i.e., the mudroom, garage, and foyer as you enter from the garage)

4. Will the property have a sprinkler system?

Each building has a sprinkler system. If fire is detected in a home, just that home's sprinklers will trigger. The HOA will need to maintain the systems and have regular inspections. Each home has a water shut off for that system, however, you should never turn it off yourself. There will be a sign on the handle to warn you from touching it.

5. Can you tell me more about the solar on the roof?

More information is being collected on this topic, but our understanding is that each building has a solar array on the roof. The array will generate energy that will be credited back equally between the owners in that building. These panels may not produce the same amount of energy from building to building each month, but over the course of a year they should be very similar. This credit will reduce each owner's monthly bill to GMP. The HOA will maintain the agreements with Green Mountain Solar and Green Mountain Power.



6. Do I have to pay for my trash pickup?

Trash is included in your HOA fees, and each owner will receive a tote that should be stored inside their garage.

7. Will the dryer be vented outside?

Yes. Microwaves are also vented outside.

8. Will the HOA's insurance policy cover everything from the stud to the exterior of the building?

The HOA documents are being drafted and will be available soon for buyers and lenders to review. The HOA insurance is also being processed, and information will be provided as it becomes available.

9. Does the garage have an automatic door opener?

Yes, each unit will come with a garage door opener.

10. Is it possible to get a floor plan with dimensions?

Yes, we will provide those to the buyers within a few weeks.

11. I don't want carpet upstairs, can you install the laminate flooring on the upper level in the bedrooms?

We have spoken with the contractor and yes, we can install the laminate flooring upstairs instead of carpet. You are responsible for the additional cost and it will be collected at closing from you. HOWEVER, the two sets of stairs must remain carpeted. This is because of the way the stairs are framed as well as our concern regarding noise transfer. These homes are designed to be very quiet between homes, but hard surfaces on the stairs create a lot of noise that may transfer to your neighbor.

If you want to upgrade the flooring on the upper floor, you must tell us when you sign your purchase and sale contract, or earlier, so that there is time to get the material and install it before closing.

The cost to upgrade the upper floor from carpet to the laminate flooring is as follows:

2 Bedroom homes = \$1,275

3 Bedroom homes = \$1,450.

12. Will residents serving on the board be part of HOA governance, or will everything be handled by the property management company?

The HOA will have a board that consists of at least 3 residents of the 26 condos. They will be supported by a property management company. The condo HOA is also part of an Upper Tier Association that will be run by CHT to maintain the road



and grounds. One person from the Condos will be on the board for the Upper Tier as well.

13. Can I ask what is happening with the old hotel?

The other buildings along Margaret's Way will be affordable apartments through CHT. There are two new buildings along Shelburne Road as well as the existing buildings that are being renovated. These will all be apartments through CHT.

14. Will compost be picked up with trash and recycled?

The contract with the trash company has not been secured yet. This is yet to be determined.

15. What will the warranties include?

1 year warranty on basically everything. 2 year warranty on mechanical and structural issues.

16. Can I put a privacy divider on my deck?

That will be a question for the owners to decide on once the HOA board is formed.

17. Can we grill on our back decks?

No. It is a fire hazard to grill within 10 feet of the building and therefore, you are not allowed to grill on the decks. Owners may grill in their driveways as long as they are 10 feet from the home.

18. Will there be medicine cabinets?

No

19. Where do visitors park?

There are a few street parking spaces along Margaret's Way that are public spaces for anyone's use. The owners should use their two parking spaces in the garage for their regular vehicles. There is not room for you to park a car in front of your garage door without blocking the sidewalk.

20. Are the carpets in the condos free of PFAS and low VOC?

The carpet we are installing is a Dreamweaver product and is CRI Green Label certified, meaning there is little to no off-gassing.

21. Will there be shelving in the pantry and closets?

Yes. Wire shelving will be installed in the closets and pantry.

22. The plans show a bench and coat hooks on the lowest level. When will they be installed?



Those details are installed at the very end of the project. We can send some photos out once the first ones are installed.

23. Will there be outdoor street lighting?

There is a street pole light at the east corner of Margaret's Way and Champlain Drive, another at the roadway to the parking garage for rental, and another at the crosswalk in front of 81 Margaret's Way before the playground.

24. What does the local drainage look like?

As you may have noticed, the ground slopes down quickly on the West side of the road behind the buildings. There is drainage that runs to the stormwater retention area behind the duplex. This area will be filled with gravel and plants. The expectation is that there will not be standing water under normal circumstances. The Stormwater system was approved as part of the overall site plan and designed by engineers. There are footing drains behind the buildings on the East side of the road to move water away from the homes and into the street drainage system.

25. Will you ask the town to install a light at the intersection?

The topic was discussed when the permits were pulled for this development. At this time, there is no planned traffic light. The town and State will determine if there's a need after all the new residents have moved in. For now, when traffic is busy, you can turn left, and at the light just south of the neighborhood, you can take a U-turn.

26. Can we wash our cars in our driveways?

There are no restrictions on this at this time. A hose bib has been installed inside each garage.

27. Will there be shelves above the washer and dryer?

No. We are not installing shelves about the washer and dryer because some owners may choose to install stackable units.

28. When do property taxes start/and are assessed?

Please review the Property Tax information sheet for the current information.

29. What are the Landscaping plans? It looks like there will also be some communal areas.

We have detailed landscape plans that can be shared if you would like them. The site plan shows a playground and an open green space next to the duplex, which are shared with the rental buildings.

30. Who is going to treat the pressure-treated deck?



Pressure-treated decks should be allowed to be exposed to the weather for 12 months after the installation. Snyder does not stain the decks during the construction period for this reason. The deck should be sealed after the first year of occupancy. This could be a clear sealer. The HOA will be responsible for hiring someone to do this for all the decks.

31. Can you get the measurements for the window in the stairwell?

The interior measurement of the tall window in the stairwell is approximately 82 ½" x 28 ½". Because of the trim detail and manufacturer changes, the window trim can be slightly different by ¼".