

HOA QUESTIONS

Sidewalks/Grass Area: I have many neighbors that have differing beliefs in who is responsible for the condition of the sidewalks in front of their homes. The roots of the trees that are growing between the sidewalk and street are causing the heaving. Who is responsible for the trees? Who is responsible for the sidewalk?

The area in front of the homes (sidewalk and grassy area) is not owned by the homeowner but he/she is responsible for this area. This is governed by the Town Codes, the homeowner is responsible for the upkeep, maintenance, and the safety of the sidewalks and the grassy area in front of their home. The "Grassy Area" refers to the area from the sidewalk to the street. This area may contain grass, stones, and/or a tree. We have placed the town codes in a few of the newsletters. The full section of town codes can be found in sections § 174-1 to § 174-8. We are working on finding a concrete contractor that would be interested in setting up a discount package deal for residents to repair these areas (similar to the power washing companies).

§ 174-4 Notice.

If the committee so appointed shall conclude that the sidewalk is in fact damaged or broken, the Town Council shall direct a notice to the owner or owners of the property in front of or along which the damaged or broken sidewalk exists at the last known address of said owner or owners ordering said owner or owners to remedy the damaged or broken condition within 20 days from the date of said notice. Any notice given pursuant to this section shall be by registered mail with return receipt requested.

How can the HOA give any so-called guidance concerning this area when they just stated that this area is governed by the township of Millsboro.