

Edgewater Condominium Association

COMMUNITY NEWS

Next Board Meeting
Saturday, July 26
10:00 a.m.
Lakeside Lounge

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President's Notes June 2014

July is the start of a new year for the board. I would like to thank Jim and Alice Parks for their involvement at ECA these past years. I also would like to congratulate Ray Mapston and Greg Smith as the elected members this past June.

June has been a month that has tested the mettle of our financial accountability as well as the abilities of our Administrator and the staff. The ever challenging weather tested our staff with a flood on the east side of the complex. This flood overloaded the WWTP as well as causing an ugly backup in numerous units. Rick and our reliable maintenance staff measured up to the test and got things back in order. This incident escalated the need for storm water control near C & D buildings.

We continue to make repairs and upgrades to our sewer system and have completed the installation of new plumbing for the pool which includes new sand filters and automatic chemical injection in order to maintain proper pH balance in the pool. The entrance and exit roads have been sealed to help enhance proper maintenance of our paved areas. Materials have been delivered and are being prepared to replace the siding on H building. And if that isn't enough the staff continued to keep up with our on-going building and grounds maintenance.

We have a new item in our newsletter that I hope all will pay close attention, our Treasurer is providing a financial summary for ECA. As you follow this through the upcoming months you will be able to understand our present and future monetary requirements for maintaining our current infrastructure as well as our capital needs to enhance our community.

One last note, after our June board meeting I discussed the possibility of establishing a Strategic Plan for Edgewater with our 2nd vice-president and he has agreed to assemble a team for this purpose.

I realize this article is long this month so I've saved some of the following topics for future articles: Internet access, Storage Units and a Strategic Plan for ECA.

Continue having a safe summer.

Jeff Hoy



Internet Access at Edgewater

At our June board meeting representatives from Fairpoint Communications presented a proposal for community-wide internet access. The proposal suggested that a single bill be submitted to Edgewater and the individual subscribers then pay Edgewater a monthly fee in the \$25.00 per month range.

The service would have a wireless backbone throughout the complex with each unit having a hardwired Ethernet connection. Each unit owner would have a secure service configured with their own modem and/or router setup as they desired. The service would consist of upload and download capabilities in the 10 Mbps range which compares to present typical cable service of 2 Mbps and DSL service of 0.5 Mbps.

The board is interested in knowing if you as a resident would be interested in committing to a service of this nature at an approximate \$25.00 per month rate. Please let Rick or a board member know your interest so that we may determine if a trial is justified.



Treasurer's Report

Our financials are prepared on the accrual basis which means income is recorded as earned and expenses are recorded as incurred.

For the five month ended May 31, 2014 we have a balance of \$71,197.27 in our checking account and \$121,899.64 in our Reserve Account that has been designated and can only be used for capital projects.

For the five months ended May 31, 2014 our net income is \$48,413.90 compared to our budget of \$28,975.43. Our administrator, Rick Clawson, has done an excellent job monitoring expenses. Our 2014 budget included proposed capital projects totaling \$47,000. Again, this will not affect our net income and the monies to pay for these capital projects will come from our Reserve Account.

A financial review of our accounts for the year ended December 31, 2013 has just been received. A copy of the accountant's report shall be furnished, upon request, to each unit owner. Send your request to me at ferriscparetired@gmail.com and I will email a copy to you or if you prefer you can pick up a copy in the office.

To maintain our current infrastructure and capital needs, I will do my best to help you understand our present and future monetary requirements.

Debbie Ferris

COMMUNITY NEWS

Rec & Social Has Plenty to Keep You Busy this Season!

Saturday, July 5th:

Red, White & Blue Party - at the Pool Building starting at 5pm. BYOB and a potluck dish to pass. Music will be provided.

Saturday, July 19th:

Rec & Social Treasure Sale - 9am - 2pm at the pool building. This is the time to clean out your closets & cupboards to donate to this Annual Sale. Drop off times are: July 14 10am-Noon; July 15 4-6pm; July 16 10am-Noon; July 17 6-8pm; July 18 10-Noon. It is our biggest fundraiser of the year that allows your Recreation and Social committee to sponsor events and make improvements to our community recreational and social areas. In addition to the sale, there will be hot dog specials and beverages available for a nominal cost, along with a 50/50 raffle (need not be present to win).

Saturday, July 26th:

Meet & Greet Spiedie Fest - Begins at 5pm at the Sun Sail Area. Spiedies will be provided by your Recreation and Social Committee. BYOB and a dish to pass along with your own table settings. Come and enjoy this 1st time ever event.

Saturday, August 9th:

The "Doc & Bill" event, originally scheduled for this date, has been postponed until Saturday, August 31st and will be held in conjunction with the Block Party.

Saturday, August 23rd:

Meet & Greet Game Night at the Sun Sail Area. 4:30 - 6:30pm BYOB, an appetizer and your favorite game.

Sunday, August 31st:

Block Party - The fun will take place at the Pool Building starting at 2:00pm. Please bring a dish to pass, your own beverage and table service. Games and fun will be on the side lawn, next to the pool, and Doc and Bill will perform from 3:00-5:00. Come and enjoy an afternoon with your friends and neighbors!

Saturday, September 6th:

Italian Food Cook Off - We are in search of a few good Italian Cooks to compete in this event. Previous contestants were John Ferris and Janet Greene and it was a huge success, so we are offering this event, once again, at homeowners requests. This will take place at the Lakeside Lounge at 5pm. Don't miss this fun event. Contact Janet Greene at 716-581-3875 for more info.

New Rule Adopted by the Board of Managers

Use of Common Elements:

The use of any and all common elements of the Condominium Association is reserved exclusively for the use of owners and their tenants with the exception of the following:

- ◆ Those homeowners whose Association Maintenance Fees and/or assessments are in arrears greater than 90 days
- ◆ Those homeowners who have a lien or foreclosure filed in the County of Chautauqua against their property located at Edgewater Condominium Association by the Board of Managers of Edgewater Condominium Association.

For this rule and regulation, common elements are defined as: Lakeside Lounge, Exercise Room, Washer and dryer rooms, Pool Building, Pool and Tennis Courts.

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