

Edgewater Condominium Association

COMMUNITY NEWS

Next Board Meeting
Saturday, August 30
8:00 a.m.
Lakeside Lounge

Volume 14 □ Issue 8 □ August 2104

President's Notes

July has flown by and August is already here. I hope all are having a relaxing summer so far.

A number of items are being considered by the board at this time. Ray Mapston and Greg Smith have formed a strategic plan committee to develop a clear direction for our association. Contact Ray so that he can capture the many ideas and directions for this important project. The committee will develop a mission statement and a roadmap to guide this board and future boards in a direction for continued development and enhancements to our community in a constructive and organized manner.

We continue to solicit your input for community internet access. We have received a number of responses but would like to get more for a clear majority response. What we are hearing supports the idea for the community wide access and as a result we are moving ahead with a limited trial to determine the installation parameters as well as some of the benefits and pitfalls for a full system. Watch for a specific survey on this item to solicit your thoughts as we pursue this venture.

Another item presented to the board has been the opportunity to partner in a storage facility on the western side of our community near Route 5. We have been approached by a businessman who would lease the land from us to build a modern storage facility. This would provide ECA owners/residents with a secure facility to store seasonal items or personal items while away from or renting their units. While ECA presently has a number of units for rent they are in an area of great need for maintenance and are limited in number and size. Once again we would encourage your input about this item before we pursue it in greater detail.

The board will start to seriously consider Capital and O&M projects for next year's budget within the next few weeks. In order to maintain and operate our Association in a fiscally appropriate manner we must weigh the costs and needs of our community to effectively balance the maintenance fees we pay on a monthly basis with the costs of managing a facility that supports the value of our property and maintains a reasonable level of improvements and maintenance.

Lastly, while dogs on leashes are being walked on the property pet owners should understand that all people are not pet lovers. Pet owners need to respect everyone's space and ensure they are under control and maintain an appropriate distance from others enjoying our campus.

Once again I hope all are having a great year and continue to have a safe summer.

Jeff Hoy

It's Our Home

As I approach our campus I am greeted by a fresh and rejuvenated planting area at our entrance. Once I'm on the main grounds I notice the manicured lawns, pristine flower gardens, individually decorated unit fronts and lovely wild flower preservation areas. Many thanks go to Susan Mapston, the volunteers of the Landscape Committee and all the 'adopt a garden' residents that help weed and maintain the gardens and preservation areas as well as the maintenance staff for assisting with landscaping duties and maintaining the

(continued on page two)



Treasurer's Report

Wow, it's hard to believe August 1st is this week. Summer is flying by quickly and with that comes the board's preparation for the 2015 budget. As we begin to finalize our 2015 budget to present to you at our November meeting for approval by the homeowners, we will have two separate budgets this year. One budget for operations and the other budget for capital projects. We will use the designated funds in our Lake Shore Reserve Account to fund our capital projects. As of July 2014 our balance in this account is \$121,925.69.

For the six months ended June 30, 2014 we have a balance of \$43,264.65 in our Lake Short checking account.

For the six months ended June 30, 2014 our net income is \$36,667.61 compared to our budget of \$33,790.52.

I have been working this past year to stay on top of our delinquent homeowners. When I became Treasurer last year we had seven delinquent homeowners who had not even been made aware of their delinquency. We began a notification process immediately. The board then agreed to adopt procedures to begin liens on homeowners who became 90 days past due. The board also agreed to allow the then delinquent homeowners as of July 2013 adequate time (until December 31, 2013) to become current before a lien was put against their property. At that time our seven homeowners owed the Association a total of \$40,016.00 of which \$35,961.38 was 90 days past due.

As of July 31, 2014 I am happy to report we now have only three delinquent homeowners who owe a total of \$29,872.53 of which \$27,191.13 are over 90 days past due. The board has filed liens against two of these properties and began a foreclosure process on the third property. This property may go to a sheriff's sale to be scheduled later in August which will be published and advertised in local newspapers and our community board in front of the pool building.

If you have any question regarding the financials please email me at ferriscparetired@gmail.com

Debbie Ferris

COMMUNITY NEWS

It's Our Home ... *continued from page one*

grounds and mowing the lawns. These scenes of Edgewater please those of us living here but also leave a lasting impression on the multitude of visitors that pass through our community either visiting family & friends or spending their vacation with us. While we don't want to create a sterile or regimented look for our units we need to follow the rules and not detract from these pleasing scenes of our natural preservation settings and gardens by leaving toys or other items stored in the front of the units. After all this is our home, respect it.

Jeff Hoy

Employee Appreciation Luncheon

The 4th Annual Employee Appreciation Luncheon will be held Tuesday August 5th at 12:00 noon in the Pool Building. Hosted by the Recreation and Social Committee, lunch will consist of baked lasagna, tossed salad, garlic bread and desserts. Cold drinks will be provided.

Those wishing to make a monetary donation as a thank you to our great crew should contact Janet Greene, 716-581-3875 or Susan Mapston, 716-326-7617 prior to the event. We hope you will attend and take time to thank our crew for their fine work! RSVP is appreciated to give us an idea of how many plan on attending.

Dumpster Basics ...

The laziness of a few residents costs the Association \$100 each additional time the recyclable dumpster is emptied. ***Please break down all corrugated cardboard boxes before placing them in the recycle dumpster!***

Do NOT leave items outside the dumpsters on the ground in hopes that someone will rescue your item or it will magically go away. If in doubt, call the office and ask what to do with items.

The dumpster on the left is for trash ... the one on the right is for recyclable items. In this day and age everyone from planet Earth knows the difference between the two. Are you one of the lazy ones that won't take the time to separate the two?



Rec & Social Schedule

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.

Board of Managers

Jeff Hoy, President

724-944-6285

Jeff.Hoy.49@gmail.com

Greg Smith, 1st Vice President

716-679-8417

gsdutch@adelphia.net

Ray Mapston, 2nd Vice President

435-628-5420

susanray66@msn.com

Debbie Ferris, Treasurer

937-974-4922

ferriscparetired@gmail.com

Janet Greene, Secretary

716-581-3875

greenecres979@yahoo.com

Staff

Rick Clawson, Administrator

716-326-2186 office

716-753-6348 cell