

Edgewater Condominium Association

COMMUNITY NEWS

Next Board Meeting
Monday, November 24
7:00 p.m.
Lakeside Lounge

Volume 14 □ Issue 11 □ November 2104

President's Notes

By now most of the snowbirds are gone and the weather is beginning to feel like Fall. The board is still working hard to deal with the budget and infrastructure situation we have at Edgewater (ECA). Watch for our meeting dates this next month we are moving things around to attempt to accommodate schedules. We have another contractor to inspect and provide construction estimates and scope for the Waste Water Treatment System (WWTS).

We have started to record the ECA board minutes, they are on the website for residents to access. The board feels this is an opportunity to provide better communication for those that cannot attend the meeting. We are still reviewing the survey for the on-site internet here at ECA. We hope to make a decision soon. The **raw costs** (Estimated billing for 12 months without the associated taxes) for the 104 units, Office and Lounge are in the \$15.00 to \$17.00 range. Which is an exceptional price for the bandwidth and speed that Fairpoint suggests we will receive. Once we have reviewed your surveys we should be able to put this item to rest.

One last thing, the board is considering the creation of an Advisory Committee to provide an interface and conduit between the residents, owners and the board. We hope this committee will provide the information flow everybody desires.

Jeff Hoy

Highlights of October's Board Meeting

- Internet Survey: there have been 36 surveys received to date in favor of the community wide internet. The trial internet has been installed at M building and is working very well.
 - Consent forms: to remind seasonal homeowners to complete consent forms, prior to leaving for the winter, to allow crew to check your units during the winter months.
 - Fall Cleanup: the board approved the purchase of a CycloneRake, to ease the burden of leaf removal on the grounds.
 - Snow Fences: are being put up between buildings to help control drifting snow on the walkways during winter months.
 - Beach Stairway: will remain open to the beach as long as possible.
 - Grape Harvest: Rick will be putting the vineyards on Edgewater property, up for bids, for harvesting in 2015, in hopes of getting better offers.
 - H Building project is 95% complete. Still needs to have new partitions constructed.
 - N Building exterior wall repair should take place in the next two weeks.
 - Tennis Court Repaving has been postponed due to ground conditions.
 - Chimney cleaning is optional this year for those unit owners with fireplaces.
 - Rules and Regulations: There will be a discussion at the November board meeting regarding harassment, smoking and storage units.
 - Strategic Plan Update: Ray reported that the committee is making progress.
 - Cleaning Services: Debbie Ferris and Janet Greene will compile a list of seasonal and year round cleaning that needs to be addressed and report back to the board in November.
 - Assessment Appeal: Rick has contacted the Town Assessor to get a list of all current unit assessments. The board is looking into having properties reassessed and file an appeal to have the assessments lowered. Since we are considered a commercial property, it will be better to file the appeal for all 104 units.
 - New Business: Homeowner, Norm Gollnitz requested permission to create an Advisory Committee, made up of homeowners, living here full time, or in the area to help learn more about the responsibility of the board, the workings of Edgewater and all that it encompasses. Following approval from the board, it was decided that Debbie Ferris will assist Norm in establishing the Committee and be the liaison for the board.
- Respectfully submitted

Janet Greene, Secretary



2015 Budget Presentation
Wednesday, December 3, 7:00 pm
Lakeside Lounge

It's Our Home

This item was distributed by email earlier in October, however I feel it is important enough to be the "It's Our Home" article this month.

While dealing with numerous situations these past several weeks the board has identified certain circumstances that need to be recognized as potential liability issues for the Edgewater Condominium Association (ECA). These issues pertain to the understanding of the utilization, ownership and responsibility of the various areas within ECA. There are three separate and distinct areas of responsibility and ownership:

- ✓ **Private** – This is the area inside the owner's unit. Owners can do most anything within the limits of the Rules & Regulations i.e. curtain lining color and signage on the roadside of the unit.
- ✓ **Restricted Common** – This primarily encompasses the lake side decks that DO NOT have enclosures. Once the deck becomes enclosed it is included as a private area. The front "patio type" area of the first floor units is also restricted common and allows a degree of flexibility with respect to decorations in the gravel areas .
- ✓ **Common area** – The Association is responsible for AND has liability on all common areas which includes all second floor balconies from end to end.

The Rules and Regulations state that nothing shall be stored in common areas without the Board of Managers approval. This rule has been in place for over twenty (20) years to comply with the insurance carrier proposal. Our insurance carriers have indicated that our liabilities with claims associated with objects in common areas can jeopardize not only our premiums but our insurability as well.

With respect to seasonal decorations, window and door adornments are permitted however only ground floor units can utilize the gravel areas in front to place potted plants or other seasonal ornamental decorations.

Second floor front balconies are a principal concern and we must make sure they are clear end to end. Accordingly as fiscally responsible board members, as well as owners, we feel this is an important part of our Rules and Regulations and deem it necessary to place all owners on notice that any items placed on these balconies must be removed immediately and placed in a safe and private location of the owner.

While door mats serve an acceptable purpose, consideration should be given for those shoveling snow in the winter.

Jeff Hoy



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Strategic Plan Update

Progress on the Edgewater Strategic Plan continues with establishment of guiding principles by the Board of Managers. These principles are for your information since they provide important foundational guidance for plan development. Moreover, they provide owners a sense of where our association is going, plus goals and planned actions to get there.

Provide a viable and legal association by:

- ◆ Complying with Federal, State and local laws governing condominium associations
- ◆ Complying with the Edgewater Condominium Association by-laws
- ◆ Establishing and consistently enforcing equitable rules and regulations for Edgewater.

Provide a wholesome living environment and quality of life experience by:

- ◆ Maintaining attractive grounds and proactive visual resource enhancement.
- ◆ Preserving Edgewater's natural features and blended landscapes
- ◆ Fostering social and recreational opportunities.
- ◆ Encouraging resident participation.

Maintain business standards and principle to ensure appropriate property values by:

- ◆ Maintaining excellence in administration and work ethics for all levels of employees.
- ◆ Providing prudent fiscal management with appropriate operating and capital budgets and monetary controls.
- ◆ Ensuring appropriate infrastructure maintenance and upgrades.
- ◆ Maintaining meaningful and effective communications with homeowners and residents.
- ◆ Capitalize on the natural features available at Edgewater.
- ◆ Maintaining fiduciary responsibility by continued monitoring of the designated reserve fund.

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H Building Siding Project



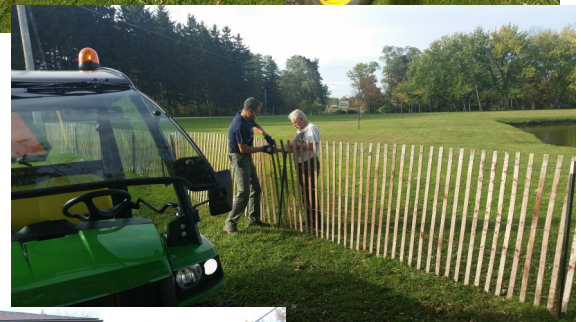
Snow Fence Installation Between Buildings



... By Exit Road



Leaf Pick Up



Happy Thanksgiving