

# Edgewater Condominium Association

# COMMUNITY NEWS

Next Board Meeting  
Saturday, January 24  
10:00 am  
Association Office

Volume 15 □ Issue 1 □ December 2015

## President's Notes

The Board is busy preparing for a full and eventful 2015. We have planned to include the budget presentation at the annual meeting to accommodate more resident participation as well as have additional information meetings to encourage resident involvement in items such as the development of a Strategic Plan.

Greg is reviewing our Rules and Regulations to ensure that we have up to date information as well as maintaining a current perspective on new and changing social and environmental issues that may impact our community.

Janet has been systematically reviewing qualifications and interviewing personnel in anticipation of hiring a part time person to clean the common areas. She also coordinates social and recreational activities throughout the year.

Debbie has been diligently constructing a new budget system which will track both the operating expenses as well as the capital improvement projects on a monthly basis. She has also been working with our accounting firm to provide reports that can assist the board to make the fiscal decisions necessary to operate our association.

Ray is actively developing the framework and outline for the Strategic Plan to guide our Edgewater Condominium Association (ECA) into the future. Presentation of this item including the opportunity for residents to provide input, comments and suggestions for this living document is in the planning stage.

Besides finding valuable tools and devices to aid with ECA maintenance and operations Rick and the maintenance personnel are preparing for a full and active construction season. Plans include work on the tennis court/ playground area and upgrades to our Waste Water Treatment Facility. Building and Grounds maintenance will also be actively pursued.

*Jeff Hoy*

## Highlights of December Board Meeting

- Fairpoint Communications continues to work on installing community-wide internet at Edgewater.
- N Building wall repair has been completed.
- Two more second floor lakeside balconies are leaking water into first floor units at P building. Rick will have the crew make necessary repairs. All second floor lakeside balconies will be checked and repaired as needed.
- Rules & Regulations: The board discussed the possibility of adding new rules regarding harassment and verbal abuse, smoking and storage units, following a report from Greg Smith.
- The board approved hiring an additional part-time employee to clean the common areas, including the lakeside lounge, exercise room, laundry areas, pool locker rooms and association office.
- Next meeting January 24, 2014 at 10:00 am in the association office.

*Janet Greene*, Secretary

## Strategic Plan Update

As we say hello to 2015, progress continues on development of a strategic plan for Edgewater. A primary objective is to keep homeowners well informed throughout this process.

A mission statement to establish the fundamental purpose of the Edgewater Condominium Association is a basic and important part of the strategic planning process. For your information, here is our mission statement:

*The Edgewater Condominium Association features homeowner-driven management with a mission focused on maintaining an attractive living environment, property values and quality of life through prudent use of resources for the benefit of all who live in or visit the community.*

*Ray Mapston*

## From the Treasurer ...

Financially, Edgewater Condominium Association is wrapping up 2014 on a positive note. A big thank you goes out to our administrator, Rick Clawson for his due diligence in spending and the monitoring of our expenses and 2014 budget.

For the eleven months ended November 30, 2014 we have a balance of \$61,188.23 in our checking account and \$122,053.50 in our reserve account. Our net income year to date is \$83,684.99 compared to a budgeted net income of \$60,460.97.

For two months now, we continue to have only two homeowners who are greater than 90 days delinquent in their maintenance fees for a total of \$29,650.50. When I became treasurer our delinquent accounts totaled \$38,154.70 and included 11 homeowners.

The one unit owner is in foreclosure and owes us a total of \$28,240.81. Our attorney reported he was requested by the court to resubmit documents in December and has not yet received the judgment. He will contact the court on Monday, January 5, 2015 for an update. The other unit owner has a lien against their property but does continue to keep current and pays a little extra each month.

*Have a blessed and healthy 2015*

*Debbie Ferris*

**Board of Managers**

Jeff Hoy, President  
724-944-6285  
[Jeff.Hoy.49@gmail.com](mailto:Jeff.Hoy.49@gmail.com)

Greg Smith, 1st Vice President  
716-679-8417  
[gsdutch@adelphia.net](mailto:gsdutch@adelphia.net)

Ray Mapston, 2nd Vice President  
435-628-5420  
[susanray66@msn.com](mailto:susanray66@msn.com)

Debbie Ferris, Treasurer  
937-974-4922  
[ferrisparetired@gmail.com](mailto:ferrisparetired@gmail.com)

Janet Greene, Secretary  
716-581-3875  
[greenecres979@yahoo.com](mailto:greenecres979@yahoo.com)

**Staff**

Rick Clawson, Administrator  
716-326-2186 office  
716-753-6348 cell

## Social & Recreation Committee

The Social and Recreation Committee will be gearing up soon to schedule events for the 2015 season. We welcome input and suggestions from residents for the types of events you would like at Edgewater.

Please email Janet Greene with your ideas to: [greenecres979@yahoo.com](mailto:greenecres979@yahoo.com).

*Janet Greene*, committee chairperson

## Resurrected Equipment

The maintenance crew has been busy on a scavenger hunt and came up with some interesting finds: In a distant corner of the pool building attic, we recovered a nearly-new gasoline powered lawn edger. It was checked out and will be put to use in the upcoming season.

In the photos below are a PTO operated wood chipper, already inspected and put to use starting a wood mulch pile. Also an abandoned 10KW generator has been tested and will be used this coming season whenever remote power is needed. It fits easily into the back of our Gator.



Alex Nusom feeds branches into the wood chipper



Generator for remote power



Yes folks, it still snows at Edgewater

