

# Edgewater Condominium Association

# COMMUNITY NEWS

Next Board Meeting  
Saturday, May 30  
10:30 am  
Association Office

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## President's Notes

May is here and much activity is going on at ECA in preparation of returning residents and starting our capital projects. One of the more talked about project is the community wireless internet service being installed throughout our complex. There have been a number of questions about the cost of the service. The board has deliberated on this topic numerous times at length and has approved a resolution (3a-2015) concerning the issue. There will be a onetime charge of \$50.00 to cover the module use to access the internet. The ongoing cost for the internet will be determined as we receive actual billing information from Fairpoint. This amount will be a component of the maintenance fee once we approve the 2016 budget and determine any maintenance fee adjustment. The board requests that any other questions be directed in email or written format so that they can be researched properly. As we go forward these questions will be published in a Frequently Asked Question (FAQ) format and published for all to be able to review.

The board and Rick have been actively pursuing projects on the 2015 capital budget list. We have met with prospective bidders for work on the Waste Water Treatment System (WWTS) and are close to awarding a bid for the work to be completed. Two new lift stations including the electrical controls and new plumbing for the treatment basin will bring our system up to new condition to last many years into the future.

The pool resurfacing contract has been awarded and work should be complete before Memorial Day, weather permitting.

The tennis courts will be paved and work will begin on the playground as well as providing basketball, tennis and shuffleboard areas as recreational facilities.

The pool building will also receive some much needed upgrades with new doors accessing the restrooms and pool. These doors will have new electronic locks, each owner will have their own unique code to open the doors as well as having special codes available for renters and vacationers. Once installed each unit owner and resident will need to arrange to get their access code from the office.

In addition to these activities Janet has been actively cleaning up the landscaping in and around ECA, Greg and Ray are working on the Strategic Plan and Nominating committees and Debbie has been diligently working on the 2016 budget with the other members to present it at the June annual meeting.

In closing I hope that all of our traveling owners have safe and uneventful trips returning to ECA for the summer.

*Jeff Hoy*

## Board Meeting Highlights

Highlights of the April 2015 board meeting include:

- ◆ Community wide internet installation is progressing nicely.
- ◆ Pool restoration is scheduled to begin on May 16<sup>th</sup> and be completed within a week's time.
- ◆ The new playground set has been ordered and scheduled for delivery within three weeks.
- ◆ Paving of the tennis court is scheduled for April 30<sup>th</sup>.
- ◆ The pool building electrical work has been awarded to Simpson Electric.
- ◆ Several trees near the entrance road had to be cut and removed due to damage from strong winds in the past week.
- ◆ The Social & Recreation Committee are planning events for the coming season.
- ◆ Landscaping committee members, along with the help of the maintenance crew, have begun to get the grounds cleaned up.
- ◆ The next board meeting is scheduled for May 30, 2015 at 10:30am in the Association Office.

Respectfully,

*Janet Greene*

## From the Treasurer ...

For the three months ended March 31, 2015 our net income year to date is \$192,617.76 compared to a budgeted net income of \$23,437.00.

The significant difference is attributed to our special assessment of \$173,880.00, recognized as income in January on our books but was not recognized in our budget until June. So for the next few months there will be a significant difference in our actual vs. budgeted net income.

As of March 31, 2015 we have collected 39% or \$67,734.00 of our special assessment. Thank you to all homeowners who have submitted payments to date. These payments are currently deposited into our Lake Shore checking account but will be transferred to our Lake Shore Reserve account either in late March or early April. As a reminder, the special assessment is due June 15, 2015.

*(continued on next page)*

## Treasurer's Report...continued from page one

Unit 701 is still not reflected as an asset in our financials for the three months ended March 31, 2015. Our accountants will book this asset in April 2015. The board did confer with a real estate professional regarding getting this unit ready for sale. Their advice was to sell it as is and to keep our investment into this unit at a minimum. The unit will be advertised for sale AS IS in the local newspapers in late April and May. If the unit does not sell by June 1<sup>st</sup>, the board is contemplating looking for a long-term rental to offset our monthly costs of maintenance fees and real estate taxes.

The board continues to work on the 2016 budget that will be presented to the homeowners at the annual meeting in June.

*Debbie Ferris*

## Calling all garden lovers ...

Welcome to Spring. The Landscape Committee wants you.

After a long and harsh winter, the promise of spring is right around the corner. That means it's time to assess the need for and plan improvements to the appearance of our grounds. We are asking for homeowners who would enjoy sharing ideas for and helping plan these improvements by serving on the Landscape Committee.

Let's get things rolling with a first committee meeting tentative date of Thursday May 21. I will be looking forward to hearing from anyone interested upon my return to Edgewater for the summer season in mid May.

Please consider serving your community in this way. It's a good way to get acquainted with your neighbors as well.

*Susan Mapston*

current committee chair person



## Edgewater Welcome Back Meet & Greet Pot Luck Dinner Pool Building Sunday, June 14 Immediately Following the Annual Meeting & Elections

An opportunity to meet and greet old friends,  
neighbors and your board members.

Bring your own beverage,  
a dish to pass and table service.

## Strategic Plan Process a Focus This Summer

As you can tell from the articles in this newsletter, management of Edgewater is a complex, multi-faceted business since our delightful community requires constant nurturing, continual maintenance, prudent budgeting, thoughtful overall stewardship and visionary leadership. This complexity illustrates why development of a strategic plan is important to be organized and professional in guiding Edgewater's future management.

We are an association of homeowners. For the plan to be viable, substantial homeowner input/involvement are essential in its development and implementation.

The heart of a strategic plan consists of (1) a set of goals (2) strategies (planned actions) to meet those goals and (3) an action plan implementing defined strategies.

We will be holding meetings to capitalize on homeowner input focused on goals and strategies (planned actions) to accomplish those goals. I encourage all homeowners to participate in the planning process.

*Ray Mapston*

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## The Internet and Access

It's been a long, hard road but we are finally coming online with community-wide internet access. There was a limited supply of the network access points but a large shipment is expected in during the first full week of May. There is a one-time \$50 fee due upon receipt. Please make checks out to Edgewater Condo Association.

Fairpoint Communications is creating a toll free number to assist residents, should there be an issue connecting. All questions regarding access once you have a module, should be directed to them.



*The community activities center: half completely repaved for a tennis and pickle ball court. The other half will include half-court basketball, a children's playground, shuffleboard and picnic tables*



*The community bulletin board, completely rebuilt during the winter months*



*Draining the pool, prepping for restoration*