

Edgewater Condominium Association **COMMUNITY NEWS**

BOARD MEETING
Saturday, September
26 ~ 10:00 am
Association Office

Volume 15 □ Issue 8 □ September 2015

President's Notes

I would like to highlight two items discussed at the board meeting Saturday. The first is the vineyard at the east of our property. We have been contacted by the business that harvests our grapes about the falling prices of the grapes and the conditions of the vineyard. The drainage in the vineyard is a concern and needs addressed. Volunteers at the meeting offered to research what opportunities may exist for our grapes and vineyard, they will be working with the Strategic Planning Committee to provide their results. Additional volunteers are welcome to join and assist the group. As for the drainage a proposal by the business harvesting our grapes was reviewed at the meeting. More details and evaluation of the proposal is necessary and the board will be in contact with AgriAmerica to collaborate on the details to install drainage and upgrade our vineyard.

The second item concerns the storage unit presently being rented to owners here on the property at ECA. Presently we have approximately 20 larger units in the maintenance building and a number of smaller units near the lounge/laundry area. These units are all taken with a waiting list for any opening. The area in the maintenance building holding the larger units is in need of significant maintenance in the near future. Some of the discussion focused on the cost to repair the present structure and who should bear that cost as well as to the extent of the repairs needed. In anticipation of the discussion a contact with Westfield Self Storage Company was made to determine if ECA could retain a block of units at the newly constructed storage site near the intersection of Hawley and N.Portage Streets. This would provide a professional storage facility for the owners as well as eliminate the need for reconstruction the units in the maintenance building. While discussing the block of storage units for ECA the possibility of constructing a storage facility on ECA property was brought up. While there appears to be some interest in this opportunity use of ECA property in this fashion needs to be brought to the owners for approval. A 75% favorable vote would be necessary to move in this direction. Before it gets to that state the Strategic Planning Committee needs to review possible land uses and recommend appropriate options.

As you can see the Strategic Planning Committee performs an important and integral part for ECAs future. Anyone interested in assisting this committee or working with the present members is welcomed.

Lastly I want to remind everyone about the internet. For it to continue to be a reliable service ALL service related situations MUST be reported to the Fairpoint Technical Support Trouble desk at **1-800 459-7304**

Jeff Hoy

Highlights of the August Board Meeting

Rich Sauer reported that he searched the internet for information regarding lake side trimming in NYS. Although he was unable to find any specific guidelines for NYS, he did not that there is a fountain of information to use as guidelines for Edgewater Condominium. He, also, spoke about the need for proper drainage and conservation of our shoreline. In addition, Rich noted that two contractor vehicles were parked on the roadside lawns in the past week. Rick Clawson will speak to those contractors in the future.

Debbie Ferris reported that the Water Fund can only be used for projects related to water supply.

Chimney inspections are mandatory this year. It is estimated that cleaning will cost around \$155 and inspections will be approximately \$80. Rick noted that Gary Bock of Brocton, repairs fireplaces.

The WWTP project is scheduled to begin in early October.

Greg Smith will compile a survey regarding clothes dryer vents in homeowner units. The survey will be sent to all homeowners to be completed and returned to the Association Office for review.

Janet Greene reported that the Employee Appreciation Luncheon was well attended by homeowner.

Susan Mapston reported that more progress has been made on community flower gardens, many dying shrubs have been pulled and plantings for 2015 have been completed.

The board is considering the feasibility of having storage units installed at Edgewater. This type of
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Board Meeting Highlights

project must be voted upon by all homeowners and 75% approval by owners is needed to move forward.

Rick will contact Attorney Steve Zhang for information on the procedure to have taxes reassessed for Edgewater homeowner units, in an effort to reduce taxes.

Janet Greene

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Treasurer's Report

For the seven months ended July 31, 2015 our net income year to date is \$134,902.64 compared to a budgeted net income of \$174,285.00. The reason for such a difference has to do with timing of budgeted expenses versus actual expenditures. We have cash in the bank in the amount of \$324,883.60 as of August 21, 2015. This includes both our checking and reserve fund.

Even though we are below our budgeted net income, I believe Edgewater Condominium is financially solid as we approach the last half of 2015

As of July 31, 2015 we have an accounts receivable balance of \$2,430 for our special assessment that was due June 15, 2015. This consists of three homeowners and we have filed liens against these homeowners. Thank you to all homeowners who have submitted payments to date.

Debbie Ferris

Treasurer

Rec & Social News ...

The Employee Appreciation Luncheon was a great success again this year. Twenty-three residents attended to honor our hardworking employees. Employees Marc Brooker, Dennis Reardon, Mike Elder, Alex Nusom and Debbie Lincoln were introduced and thanked for their service to our community. Thank you to all who attended to honor these fine employees.

Anyone who was unable to attend the Pool Party, with music by Tim Kelly's Greatest Hits, missed a fantastic time. It was the best attended event this year, and lots of good conversation, dancing and fun was had by all!!!

Thank you to those who have asked to have more events at Edgewater. The committee is looking for more members to become involved to consider a few more events before the end of the season. Contact Janet by email: greenecres808@hotmail.com for more information.



COMMUNITY NEWS

Washer/Dryer/Vent Special Survey

The Rules and Regulations committee has been asked to look into the current number of Washer and Dryer hook-ups and if the owner/resident knows to where the dryer vent exits the unit. There has been some other discussion regarding other questions. So, what I am proposing is to conduct a small survey to get your input on these questions. This is a information gathering survey because quite frankly we just do not know the answers. If you would help me out on this survey, it would be very appreciated. The questions are as follow:

1. Do you have a main water shutoff valve for your unit? Yes ___/No ___
2. Does your unit have a Washer Yes ___/No ___ Dryer-Yes ___/ No ___?
3. Do you know where the Dryer vent exits? No ___/Yes ___ is it an external Wall? Yes ___/ No ___
If No - Do you know where it exits? - Yes (please list) _____ / No ___
4. Does the Washer water lines have a shut-off valves? Yes ___ / No ___
5. What is the condition of the supply/flexible lines (i.e. unknown age-plastic lines, newer-plastic lines, newer- stainless steel braided lines, etc) please help to explain.

6. Are there other items connected by flexible lines? No ___/Yes ___, please list

7. How old is your water heater? Year Installed _____ Unknown _____

Please take the time to answer these question and either drop off at Rick's office or email to the Edgewater email address. I appreciate you helping out with this.

Thanks,

Greg Smith

goodbye, august

hello, september

Insurance Guide



INSURANCE GUIDE FOR UNIT OWNERS

It is the responsibility of each unit owner to carry his/her own personal property and casualty insurance covering their personal property, personal liability and additions or alterations, which have been made to your unit. This outline of recommended coverage and the insurance requirements outlined in the association legal documents should be used when you discuss your specific insurance needs.

PERSONAL PROPERTY

Determine the replacement cost value of your personal possessions, excluding items of special value such as jewelry, furs, antiques, and collections. Request a replacement cost coverage policy subject a \$250 or \$500 deductible. Coverage must be written on an **"All Risk"** basis.

ADDITIONS/ ALTERATIONS/CONDOMINIUM DEDUCTIBLE

Your Association coverage **does not** include coverage to replace any improvements, alterations or upgrades that you have made to the building within your unit such as a finished basement or an upgraded kitchen. **You must include coverage for the Association deductible (\$10,000) under your HO-6 or condominium owner's policy dwelling section.** This dwelling coverage must be written on an **"All Risk"** basis. Please refer to the association documents relative to Insurance to determine your specific needs.

LOSS ASSESSMENT ENDORSEMENT

This coverage protects the unit owner from special assessments resulting from inadequate association insurance, such as a large liability loss that exceeds the limit of the association policy or a property loss for which the association insurance is inadequate. We recommend a minimum of \$10,000 written on an **"All Risk"** basis.

RENTAL ENDORSEMENT

If your unit is rented for investment purposes, you should endorse your policy, in addition to the above coverages, to include loss of rents coverage and include loss or theft of your personal property.

PERSONAL ARTICLES FLOATER

Most policies limit coverage for loss caused by theft of jewelry, furs, guns, silverware, antiques, coin and stamp collections. Items such as these should be appraised and specifically listed to insure full payment.

COMPREHENSIVE PERSONAL LIABILITY AND MEDICAL PAYMENTS COVERAGE

Protects you and your family from liability claims for bodily injury or property damage to others for which you are held legally liable. This coverage is provided for occurrences within your unit and for Personal activities away from the unit. We recommend you purchase a minimum of \$300,000.

PERSONAL UMBRELLA

This coverage is written on a separate policy and is available for amounts of \$1,000,000 or more. It provides excess liability coverage over your personal automobile liability, HO-6 liability and other personal liability policies such as boats, rental property, etc.

COMMUNITY NEWS

...a night to

RESIDENTS AND GUESTS
ENJOYED AN EVENING OF
ENTERTAINMENT AT THE POOL
AUGUST 29th



GREATEST HITS
Featuring
Tim Kelly and Jim Weber