

Edgewater Condominium Association **COMMUNITY NEWS**

BOARD MEETING
Monday,
December 21 6:00pm
Association Office

Volume 15 □ Issue 11 □ December 2015

President's December Notes

Another year is coming to an end. We have made progress with our program to rejuvenate Edgewater however much more needs to be done. We will continue to work on our infrastructure as well as the curb appeal to improve the attractiveness of our property. Unfortunately the board has had to make a difficult decision for financing these improvements. We deliberated, discussed and debated how to increase our capital funds and finally chose to increase the maintenance fee in lieu of assessments. Once we have some experience with the new fee we can then better manage our assets to accomplish our plans.

Jeff Hoy

Special Election Monday, December 21, 6:00 pm

The special election to fill the unexpired term of Ray Mapston will be held in the association office on Monday, December 21st at 6:00 pm. Ballots will be mailed to owners on December 7 and must be returned, signed and sealed, in the enclosed envelopes by December 21. Those residents who plan on attending the meeting should bring their sealed ballot with them.

Treasurer's Report

For the ten months ended October 31, 2015 our net income year to date is \$130,148.86 compared to a budgeted net income of \$105,835.00. We have cash in the bank in the amount of \$335,143.24 as of October 31, 2015. This includes both our checking and reserve fund.

As of October 31, 2015 we still have two homeowners who still owe a special assessment totaling \$1,060. We did receive payments of \$760 in October toward their balance due. We have filed liens against these homeowners and continue to speak to them about the necessity of making these payment obligations.

Debbie Ferris

Treasurer

Coupon Books, Directory, Rules to be Mailed in December

An updated directory, as well as the most recent copy of the association rules and regulation and the 2016 coupon books will be mailed the week of December 21st.



Highlights of the November Board Meeting

- ◇ The WWTP Project should begin within the next few weeks.
- ◇ The maintenance crew has been busy with leaf removal, marking outdoor water shutoff valves, putting up the snow fence and plow stakes on the grounds.
- ◇ Rick has been working with Steve Holt in an effort to get a complete appraisal of the entire Edgewater Condominium complex.
- ◇ The 2016 Edgewater Condominium Budget was approved by the board. It will include a maintenance fee increase beginning January 1, 2016. One bedroom unit maintenance fees will be \$196/month and two bedroom unit maintenance fees will be \$294/month.
- ◇ An election to replace Ray Mapston on the board of managers for Edgewater Condominium will take place on December 21, 2015 at 6pm. Candidates, to date, are John Covey (unit 408), Deb Kindron-Christina (unit 1105) and Mark Johnston (unit 805). Ballots will be mailed to homeowners on December 7, 2015.
- ◇ The next regular board meeting is scheduled for December 21, 2015 at 6pm in the Association Office.

Janet Greene

Edgewater Condominium Association
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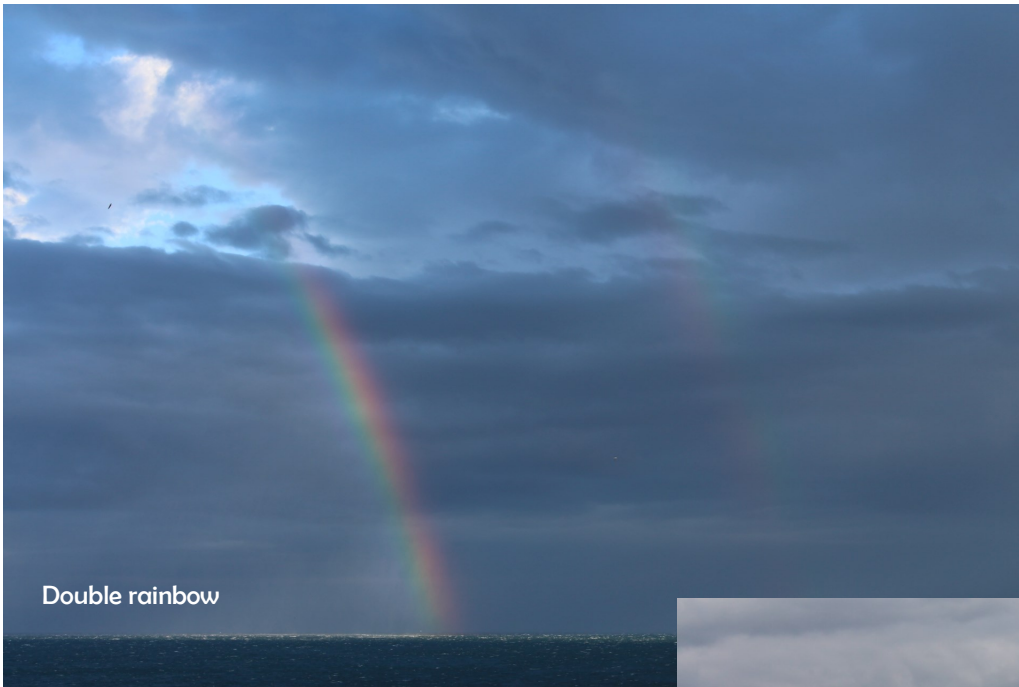
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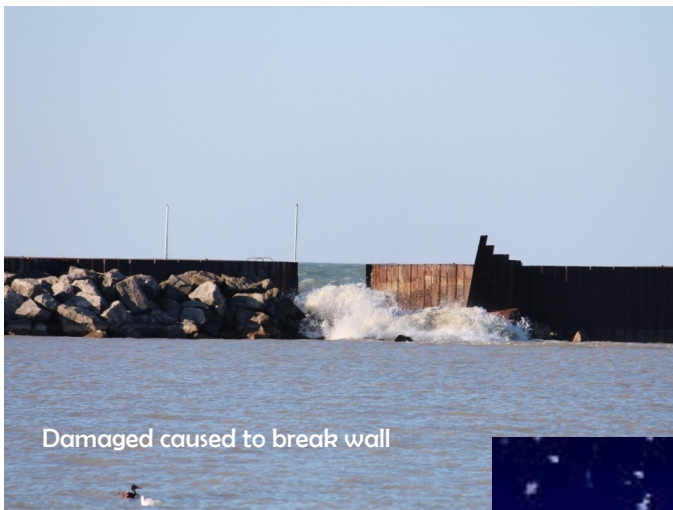
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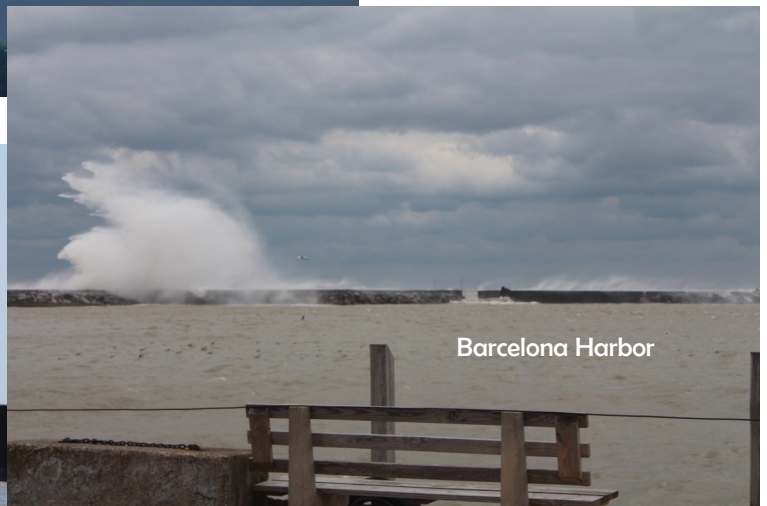
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Double rainbow



Damaged caused to break wall



Barcelona Harbor

