

# Edgewater Condominium Association **COMMUNITY NEWS**

**BOARD MEETING**  
Saturday,  
February 27, 10:00am  
Association Office

Volume 16 □ Issue 2 □ February 2016

## **President's Notes for February**

Work is continuing along several paths here at Edgewater as you read this.

The vineyard needs attention to the drainage issue which is being addressed as well as reviewing our investment opportunities for the harvested grapes. Efforts are moving forward to address these issues in a timely manner.

Investigation by office personnel as well as a resident have encouraged our efforts to address the tax assessments at Edgewater. We hope to address this issue with the local Tax Assessor in an appropriate fashion in an effort to get the tax assessments reduced.

The work on the waste water treatment system (WWTS) is progressing, by the time you read this construction personnel should be on site and working to provide us with a much needed upgraded WWTS.

We had a professional on site to assess our trees for necessary trimming and/or removal. We have received one bid and are anticipating a couple of other bids to address this work. Removals will be held to a minimum using a guide line that identifies removal only if the trees are diseased beyond restoring or they provide impending damage to a building. Trimming will help maintain healthy trees on our grounds.

In an effort to stay on top of activities at ECA Marilyn Gollnitz has been appointed chairperson of the Rec & Social Committee with assistance from Debbie Ferris as the board liaison. Janet Greene has been appointed chairperson and board liaison for the Landscape Committee. While on the subject of landscaping continued efforts this year will concentrate efforts at the entrance island for ECA as well as the fronts of our buildings.

Continued efforts to develop Request for Proposals (RFP) to replace the roadside deck for K building and the roof for J building are nearing completion. Various options are being considered for the deck replacement. With regard to the roof replacement a metal option is being requested as a possible option. A metal roof will provide weather durability as well as increased life cycle replacement.

Be sure to read the Board Meeting Highlights for additional meeting information as well as the Treasurer's summary for the fiscal position of ECA.

*Jeff Hoy*

## **Highlights of the January Board Meeting**

- ◆ The WWTP project will begin once the pumps are delivered. Contractors plan to complete the electrical work first.
- ◆ Rick continues to work with Pete and Steve Holt to get property appraisals done in an effort to reduce property taxes at Edgewater. A homeowner told the board she has done extensive research regarding NYS laws for property appraisals of condominium communities. She will provide information to Rick to further search the laws.
- ◆ Requests for proposals to get drainage work done in the vineyards are being sent out. Rick will, also, fill out paperwork for a grant to have the work done and reduce Edgewater expenses.
- ◆ Rick will seek bids for the J building roof. The board requested that he get bids for 50 year guarantee shingles and steel roofing that looks like standard shingles.
- ◆ The chimney resolution # 1-2016 was voted on and approved by the board. Details of the resolution can be found in the Secretary's Report for January 2016.
- ◆ In an effort to have improved board of managers involvement in committees, President Hoy appointed Debbie Ferris & Marilyn Gollnitz co-chairs of the Recreation & Social Committee for the 2016 season, and Janet Greene chairperson with Susan Mapston of the Landscape Committee.
- ◆ Next meeting will be February 27, 2016, at 10am, in the Association Office.

*Janet Greene*

## **Treasurer's Report**

For the year ended December 31, 2015, our financials show a net income of \$118,387.48 compared to a budgeted net income of \$26,279.00. However, we did not incur our projected and budgeted expense of \$100,000.00 for our Waste Water Treatment Plant in 2015 since the project did not begin until January 2016. After we deduct this expense, it looks like our estimated net income for the year ended will be + or - \$18,347.00 after the year end adjustments. To build our reserve fund, the board has decided to transfer the net income for the year ended 12/31/15 to help pay for future capital projects. At December 31, 2015 we had cash of \$325,621.18 in our checking and reserve bank accounts.

*Debbie Ferris*



#### Board of Managers

Jeff Hoy, President

724-944-6285

[jeff.hoy@hotmail.com](mailto:jeff.hoy@hotmail.com)

Greg Smith, 1st Vice President

716-679-8417

[gsroad909@outlook.com](mailto:gsroad909@outlook.com)

Mark Johnston, 2nd Vice President

716-440-7033

[fireplug303@gmail.com](mailto:fireplug303@gmail.com)

Debbie Ferris, Treasurer

937-974-4922

[ferrisparetired@gmail.com](mailto:ferrisparetired@gmail.com)

Janet Greene, Secretary

716-581-3875

[greenecres808@hotmail.com](mailto:greenecres808@hotmail.com)

#### Staff

Rick Clawson, Administrator

716-326-2186 office

716-753-6348 cell

#### Storage Unit Availability

There are a limited number of storage units for rent in the Maintenance Building for \$35 per month. Anyone interested should contact Rick at the office.

#### Monthly Maintenance Fee Increase

There are still a number of owners that need to contact their bank to change in the monthly maintenance fee for 2016.

The new fees are: \$196 per month for one bedroom units and \$294 per month for two bedroom units.

## HIGHLIGHTS OF RESOLUTION 2016-01 CHIMNEY INSPECTION RESPONSIBILITY

**WHEREAS**, the Edgewater Condominium Association, having chimneys and fireplaces which are for the exclusive use and enjoyment of the homeowner; and

**WHEREAS**, it would be in the best interest of the homeowner or each unit in which a chimney and fireplace is installed, as well as the entire community, if the fireplaces and chimneys were inspected and cleaned on a regular basis; and

**WHEREAS**, the Board has determined that in order to promote the safety and general welfare of the entire community, homeowners shall be required to have the fireplaces and chimneys inspected annually.

**NOW THEREFORE, BE IT RESOLVED**, that the Board hereby adopts the following rule and regulation to enhance the safety and general welfare of the members of the Association and to protect the Common Elements and property within Edgewater Condominium Association development:

- A. The owners of each unit in the Association that is equipped with a fireplace and chimney shall be required to have their fireplaces and chimneys cleaned and inspected annually prior to September 1st.
- B. Contractors must file with the Association an original and current copy of a Certificate of Insurance in a form acceptable to the Association.
- C. The fireplace and chimney shall be cleaned and inspected by a qualified chimney inspection firm. The homeowners shall submit to the Association and original certification of the inspection from the contractor, stating that the fireplace and chimney have been cleaned and inspected and serviced and/or repaired as needed. Said certification shall be submitted every year prior to September 1st.
- D. If the fireplace is found to be unrepairable or unserviceable, the fireplace will be permanently disabled, removed or replaced with a new fireplace.
- E. In cases where the fireplace has been disabled the homeowner shall submit to the Association written documentation from the chimney inspection firm indicating the date that the fireplace was disabled ensuring that it will not be operated in the future. If the homeowner chooses to return the fireplace to service, the fireplace, chimney, and any modifications made must meet the requirements of articles "C" and "D" above.
- F. If removed, the homeowner shall provide written proof from the chimney inspection firm that the unit has been removed. This documentation will be in the form of a signed and dated letter to the Board of Managers.
- G. Homeowners found in violation of this Resolution shall be subject to all rights and remedies available to the Association in accordance with the rules and regulations titled "Enforcement" relating to a System of Fines which stipulates that violators will be given a specified number of calendar days from the date of warning to correct the rule violation, after which a nominal fine will be assessed weekly up to a maximum amount until the fireplace and chimney are inspected, cleaned, repaired, or removed, if necessary, and the report file with the Association