

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday,
March 26, 10:00am
Association Office

Volume 16 □ Issue 3 □ March 2016

President's Notes for February

The board met with the Westfield Tax Assessor in order to investigate the opportunity of re-evaluation of the taxes. The meeting went well, the Tax Assessor had a hand out pertaining to the assessment process and the NY State Law pertaining to condo assessments. The bottom line is that the Tax Assessor is willing to work with us to review our present assessment without incurring significant costs or major legal action. We have until late April to gather and present information pertaining to the assessments. The board took action to immediately start the process of gathering the necessary information and organizing it in an appropriate manner.

A review of projects for 2016 as listed in our budget is as follows:

- ◆ Replace roadside deck on K building.
- ◆ Replace Diesel and Gasoline storage tanks.
- ◆ Repair/Maintain building sidewall cracks on P building.
- ◆ Remove/Trim necessary trees on the campus.
- ◆ Upgrade/Replace entrance sign.
- ◆ Continue project to replace building rain gutters.
- ◆ Begin the project to replace chimney chase surrounds and covers.
- ◆ Begin pavement replacement on roads and parking areas.

We have found two roofs that need replaced that were not addressed in the original roof replacement project and we continue to investigate various types of opportunities to heat our pool. While an item to replace the culvert under the P access road was originally identified it has been deferred in lieu of less costly options identified to maintain the existing situation.

As you can see the board has been actively pursuing upgrades and modernizations while dealing with significant items that surface unexpectedly.

Jeff Hoy

Highlights of the February Board Meeting

- ◇ The WWTP Project will begin the week of March 7th and will take approximately two weeks.
- ◇ The board will take some time to review the grape contract prior to voting on it.
- ◇ The P building access road flooded again last week, causing more damage to the road and culvert. Jeff recommended that a screen be placed upstream from the access road to help prevent debris from plugging the culvert pipe.
- ◇ Following a discussion about the type of roofing to use at J building, the board decided that aluminum roofing is not the best option for condominiums at Edgewater Condos. Greg Smith will study the types of shingles that would be best suited for our condominium buildings that are in need of new roofs.
- ◇ The board voted and approved to award the contract to have lake side tree trimming and removal to Great Lakes Tree Service.
- ◇ Janet Greene presented the landscape committee goals for 2016 and requested permission to make the necessary plans to be prepared for spring. Plans include to remove old weed barrier, improve soil compound, remove weeds, add preen and new weed barrier and mulch around all plants at unit fronts. Homeowners of each unit will be consulted prior to beginning work, and those units where homeowners maintain their own unit fronts will not be disturbed.
- ◇ President Hoy announced that the board has consulted with the Town of Westfield Tax Assessor. The tax assessor had handouts pertaining to the assessment process and the NYS Laws pertaining to condo assessments. The tax assessor is willing to work with us to review our present assessment without incurring significant costs or major legal action. The board took action to immediately start the process of gathering the necessary information and organizing it in an appropriate manner. We have until late April to gather and present information pertaining to the assessments.
- ◇ The next board meeting will be on March 26th, at 10am, in the Association Office.

Janet Greene, Secretary

Treasurer's Report

As of January 31, 2016 our cash assets total \$327,134.41 and consist of the following: Lake Shore Reserve Account - \$278,747.29, Lake Shore Checking Account - \$38,494.12 and there were monies received but not deposited by month end totaling \$9,893.00.

For the one-month ended January 31, 2016, our financials show a net income of \$8,686.35 compared to a budgeted net income of \$7,681.00.

Our actual income and expenses are in line with our budget for January 2016.

Debbie Ferris
Treasurer



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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.



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LANDSCAPE COMMITTEE GOALS FOR 2016

Spring is just around the corner and the landscape committee is making plans for the 2016 season. The primary goal of the committee is to reduce maintenance of community gardens and unit fronts. With this in mind, our plans for 2016 include renovating unit fronts with fresh soil, new weed barrier and mulch. All ground floor unit owners will be contacted before work begins, and those unit owners who maintain their own unit fronts will not be disturbed. In addition, some of the larger floral gardens will take on a new look, with the planting of wildflower seeds, to enhance the natural beauty, at Edgewater, while reducing maintenance of these larger overgrown beds.

Please contact Janet Greene at 716-581-3875 or by email at greenecres808@hotmail.com to communicate landscape areas that you have adopted and tend each year, or if you are no longer able to tend an area.

Thank you,
Janet Greene
Landscape Committee Chairperson

