

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday,
May 28, 10:00am
Association Office

Volume 16 □ Issue 5 □ May 2016

President's Notes

We are approaching a very important time at Edgewater, the June Annual Meeting. This is the meeting that has the annual election of board members. This year there are two positions up for election. The nominating committee has been meeting and has been contacting owners about the possibility of running for the board. Please consider their communication and think about your community. We have a number of very important issues facing us, not the least is the appearance and upkeep of ECA which is an ongoing job. Maintaining Edgewater is just the beginning, we must consider the investment toward capital projects as well as maintaining the fiscal viability of our association. If you have the background to help our community and the willingness to serve your friends and neighbors consider working on the board to better our investment and community.

Jeff Hoy

Highlights of the April Board Meeting

- ◆ The grape vineyard drainage and P building access road work is expected to start the first week in May.
- ◆ The J building roof project has been delayed due to a backlog of orders for shingles, and will start as soon as they are delivered.
- ◆ The board is still waiting for a report back from the architect, before requests for proposals can be sent out for the K building roadside deck project.
- ◆ Administrator Rick Clawson has done some research on the possibility of having water shut offs installed at every building on the complex, from Edgewater funds that have been held by the Town of Westfield for a number of years. Those funds amount to \$53,000 and can be used for projects related to water access to the buildings. The board would be required to hire a private contractor to do the work.
- ◆ Many trees have been trimmed on the Edgewater grounds, by Lake Erie Tree Service. There has been some minor lawn damage from the equipment. This will be addressed once the contractor returns to complete the project. There are still several trees that need to be cut down on the lakeside. Rick expects that Lake Erie Tree Service will return soon to complete the job.
- ◆ The maintenance crew will begin blacktop sealing as weather permits.
- ◆ Nominating Committee Chairperson, Janet Greene, announced that the nominating committee members are Marjorie Davis (C9), Cathy Rathmell (C1), Ruth Schauer (D1), John Ferris (J6), and Tony Casio (M8) and Jeff Hoy (P2). Anyone who is interested in running for one of the expiring terms of two boards of managers should contact one of the committee members above.
- ◆ Next Meeting: Saturday, May 28, 2016 at 10:00 A.M. in the Association Office.

Janet Greene, Secretary

Treasurer's Report

As of March 31, 2016 our cash assets total \$313,607.24 and consist of the following: Lake Shore Reserve Account - \$278,747.29, Lake Shore Checking Account - \$21,559.30 and there were monies received but not deposited by month end totaling \$13,266.00.

For the three-months ended March 31, 2016, our financials show a net loss of (\$1,031.08) compared to a budgeted net income of \$17,684.00. The variance is due to capital projects expensed in March, 2016 but budgeted either in 2015 or later in the year.

As of March 31, 2016 there were two homeowners whose outstanding maintenance fees were 90 days past due. According to our resolution, we have filed liens against these properties. I would like to take this opportunity to communicate changes that were made regarding an issue and address a comment that was recently made to the Board. The comment was "*Based on limited information provided by the current board, it seems clear that the recent fee increase was due entirely to the 5 year internet contract that was entered into without the consent of current homeowners. The current increase corresponds exactly to what the cost per unit is based on that contract. If it wasn't for this, one could assume there would have been no need to raise the fees.*"

When it became apparent to the board there were several initial problems with our internet service provider, the board proactively met with FairPoint in October, 2015 to ask for an adjustment to our annual fee and contract. They proposed to flat rate our monthly cost at \$1,205.00 for the remaining term of the existing contract eliminating the summer and winter billing rates. This is a cost savings of \$5,000 per year or \$25,000 over a 5 year period which is the term of our contract. The board accepted this proposal.

continued on page 2

Treasurer's Report *continued from page 1*

This equates to a cost of \$12 per unit per month.

When the board made the decision to raise the maintenance fees in 2016 it was to meet the increased costs of running Edgewater Condominium and fund our capital project account to try and avoid future assessments. Costs continue to rise every year but our revenues had not. We had to raise revenue to meet our annual expenses.

Debbie Ferris

Treasurer

Board of Managers

Jeff Hoy, President
724-944-6285
jeff.hoy@hotmail.com

Greg Smith, 1st Vice President
716-679-8417
gsroad909@outlook.com

Mark Johnston, 2nd Vice President
716-440-7033
fireplug303@gmail.com

Debbie Ferris, Treasurer
937-974-4922
ferrisparetired@gmail.com

Janet Greene, Secretary
716-581-3875
greeneacres808@hotmail.com

Staff

Rick Clawson, Administrator
716-326-2186 office
716-753-6348 cell

Recreation and Social Committee

Its that time again to start planning activities for this upcoming season. The committee met on April 14, 2016 and have established the following events so far:

June 8, 2016 and every other Wednesday... **WINEY WEDNESDAY**

Located behind Building L on the lakeside at 4:00. (Pool building if it rains)

Bring a bottle of wine or beverage of your choice, appetizer (optional) and lawn chair. This will comprise of wine tasting and sampling of appetizers. The other dates will be June 22, July 13, July 27, August 10, and August 24.

June 11, 2016 ... Welcome Back Party and meet and greet

Residents please bring a dish to pass and their own beverage

July 2, 2016 ... Birthday Party to celebrate not only our nations birthday but also all the residents at Edgewater

July 17, 2016 ... Ice Cream Social

July 23, 2016 ... Tim Kelly, Jim Webber ~ Greatest Hits will be playing poolside at Edgewater for your listening and dancing enjoyment.

August 6, 2016 ... Treasure Sale from 9-1 in the pool building

Other events to be included: Employee luncheon sometime in August and a *wine and paint party*. If anyone is interested in joining the committee, please contact Marilyn Gollnitz or Deborah Ferris.

LANDSCAPING COMMITTEE MEETING

There will be a landscape committee meeting on Friday, May 13, 2016, at 10:00 A.M. in the Association Office. In addition to the meeting, we will take a tour of the grounds to discuss present goals for 2016, future goals for 2017, and planting of the flower boxes prior to Memorial Day weekend.

Any homeowners and residents, who have an interest in landscaping and curb appeal, at Edgewater, are invited to attend.



COMMUNITY NEWS

P Building Access Road Culvert Project



Parking Rule Enforcement in Effect

The snowbirds will be returning soon and in preparation for another season here at Edgewater, we will begin enforcing the Parking Rules as listed in the Rules & Regulations.

All residents must obtain and display a Parking Permit from the office. The permit is to be attached to the back of the inside rear view mirror.

Only one resident-owned vehicle may be parked in the area designated as resident parking only which is generally directly in front of each building.

All visitors, no matter how short a period of time they intend on staying, plus any additional resident-owned vehicles, must park in the overflow areas.

- ◆ C and D overflow is the gravel area directly across from D Building.
- ◆ F, G, H and J overflow is the gravel area adjacent to the Pool Building. *The area near the transformer fence and mailboxes is NOT considered overflow.*
- ◆ K Building overflow is directly across in the graveled maintenance staff parking area.
- ◆ L, M and N parking overflow is the gravel area by the mailboxes.
- ◆ P Building overflow is the graveled area off the pavement.