

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday,
July 30, 9:00am
Association Office

Volume 16 □ Issue 7 □ July 2016

President's Notes

Tax Assessment

As we anticipated ECA received the denial letter from the Assessment Board. The Board of Managers has researched the costs to pursue legal action against the Town/Village of Westfield. We have requested written estimates from Holt Reality and our solicitor to support a decision to move ahead with the legal action. The first step will be taken in early July.

Summer is officially upon us and like many other communities we have been sprucing up our landscaping and grounds. The Board of Managers officially approved moving ahead with the new sign at our entrance and the associated landscaping. We have applied for the appropriate building permit and hope to start the project soon. The remaining significant construction project is the roadside deck on K building. The Architect has been contacted and is in the process of providing the necessary plans for us to request bid proposals for the construction. We hope to start this project in the Fall and complete it in a timely manner before the end of the year. Watch for new lighting throughout our community, LED lights will replace the existing street lights. These lights will provide us with lower electric costs as well as less maintenance through longer life. On a last note you may have noticed the pavement sealing being performed by our personnel. This work will continue to preserve our paved areas throughout the seasonal changes in our climate. We will also be paving a portion of the main roadway through the complex. From the point of the "Y" on the entrance road to a point near the beginning of the exit road will be the focus of this year's paving project. A test project with asphalt millings has been completed in the parking area between the office and the L & M buildings as well as the fenced in trash/recycle bin area. We are evaluating the appearance as well as the resilience and durability of this material as an inexpensive alternative to gravel for appropriate areas.

The Board is planning a "Walk Around" for new board members and any interested homeowners to inspect the grounds. The tentative date is July 17, 2016 after the Ice Cream Social sponsored by the Recreation & Social Committee.

Checkout the Recreation and Social calendar for all the planned activities.

Have a safe and enjoyable Independence Day.

Jeff Hoy

Highlights of the June Board Meeting

Many topics were discussed at the monthly board meeting on June 25th in the Association Office. The board, also, received feedback and suggestions from homeowners during open forum. The highlights of the meeting include:

- ◆ Our attorney will proceed with our request for an appraisal/assessment reduction in early July.
- ◆ LED lighting is scheduled to be installed at Edgewater by the Westfield DPW Electric Department.
- ◆ The J building roof project has been completed.
- ◆ The architect is in the process of drawing up plans for the K building 2nd floor roadside landing.
- ◆ Debbie Ferris reported that the Recreation & Social Committee has numerous upcoming events which include: July 2nd – America's & Resident Birthday Party, July 16th – Sip & Paint Class with Alberta Parker at a cost of \$25./person, July 17th – Ice Cream Social, July 23rd – Poolside music & dancing to Greatest Hits with Tim Kelly & Jim Weber, August 6th – Treasure Sale.
- ◆ The Board of Managers will conduct a walk around the grounds on Sunday, July 17th immediately following the Ice Cream Social, at approximately 3:15pm. All homeowners are invited to join us.
- ◆ Homeowner feedback and suggestions included requests for more handicap parking in areas where needed, a suggestion to purchase a defibrillator for the pool area, hosting movie nights, occasionally throughout the summer season and a chair lift elevator for access to the Lakeside Lounge for those who have problems using the stairs.

Respectfully,

Janet Greene,
Secretary

Treasurer's Report for May

As of May 31 2016 our cash assets total \$312,676.76 and consist of the following: Lake Shore Reserve Account - \$239,916.83, Lake Shore Checking Account - \$66,336.93 and there were monies received but not deposited by month end totaling \$6,423.00.

For the five-months ended May31, 2016, our financials show a net loss of (\$147,817.70) compared to a budgeted net income of \$28,190.00. One hundred thirty six (136%) of this variance is due to capital projects expensed thru the five months ended May 31, 2016 but were budgeted either in 2015 or later this year.

As of May31, 2016 there were three homeowners whose outstanding maintenance fees were 90 days past due. According to our resolution, we have filed a lien against these properties.

The 2017 budget and list of projected capital projects were presented at our annual meeting on June 12, 2016. At this time, the board **does not** foresee a special assessment or increase in the monthly maintenance fees for 2017.

Deborah Ferris Treasurer

Board of Managers

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The Board of Managers is currently reviewing the Rules & Regulations and would welcome any input you may have. Please contact a Board member to pass on your information.

Treasure Sale August 6

The Treasure Sale will be held on August 6th in the pool building from 9:00am till 1:00pm. The building will be open daily starting on Monday, August 1st from 10am-1 and 4-5pm to receive items for the sale. Volunteers will be needed during the week prior and the day of the sale. Help with pricing, placing items and people for cashiering are needed. Also help setting up and taking down tables and packing up leftover items after the sale. Anyone interested in handling the publicity, which needs done at least two weeks prior is also needed.

Hotdogs and beverages will also be for sale, so we need people to help in that capacity. Please contact Marilyn Gollnitz@ 326-2992 if you can help in any way. The proceeds from this event will go towards Social & Recreation for 2017. Thank you!



COMMUNITY NEWS

Recreation & Social Committee Activities

July 2 ... *Birthday Party*

4:00 pm. Pool Building

Come celebrate our country's birthday and our residents' birthdays as well with birthday cake and ice cream!



July 16 ... *Sip and Paint*

4:00pm. Pool Building

There is an artist in everyone - come paint with instructor Alberta Parker and create artwork for your home.

\$40 fee includes supplies. BYOB

July 17 ... *Ice Cream Social*

1:00-3:00pm. Pool Building

July 23 ... *Music Poolside*

7:00-10:00pm. Poolside

Wear your dancing shoes and dance the night away with Tim Kelly and Jim Webber ~ Greatest Hits.

August ... *Treasure Sale*

9:00am-1:00pm. Pool Building

The pool building will be open daily starting Monday, August 1st from 10am-1pm and 4-5pm to receive donations for the sale. Proceeds from the sale will be used for Rec & Social Events for 2017. Hot dogs and pop will also be for sale that day.

August 17 ... *Employee Appreciation Luncheon*

Noon, Pool Building

Come have lunch and show your appreciation to Edgewater employees. Food, table service and beverage provided. By the Rec & Social committee

August 28 ... *End of Summer Pot Luck*

4:00pm, Pool Building

Time to say goodbye for the summer with delicious food and splendid company. Bring a dish to pass, beverage and table service.

Something new ... Gather with friends at 4:00pm lakeside on the lawn behind L building. (Pool building if it rains)

June 8th and 22nd

July 13th and 27th

August 10th and 24th



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Happy
4th
of
July

