

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday,
September 14, 9:00am
Association Office

Volume 16 □ Issue 9 □ September 2016

President's Notes

2016 Financial Review

Last month I discussed our situation with the most recent financial review and how much money is delinquent. As I mentioned our Treasurer concentrated on the over 90 day delinquent accounts and has done an amazing job getting this amount reduced. The accounts that are of interest now are 60 days or younger. The explanation for how these may have occurred was identified in last month's newsletter. By now those owners that have an overdue amount have been identified and notified by letter from myself.

Once we ascertained the dollar amount that was overdue, that was less than 90 days old, we devised a method to identify the accounts earlier to notify owners going forward if they are delinquent. We as a board recognize that the existing overdue amounts could originate in the past ten or more years. With that knowledge the board has decided to forgive any accrued interest on these delinquencies that fall within the less than 60 day time period for a prompt and timely payment. However I failed to identify what prompt and timely meant in my letter. **To clarify, we as the board are prepared to forgive any interest accrued for those delinquencies that fall within the less than 60 day time frame if the principle amount (amount overdue less interest charges) is paid on or before October 31, 2016.**

Payments after this date will retain the original interest while continuing to accumulate any new interest charges. In addition, beginning November 1, 2016, the board will begin the process of placing a lien on those properties with outstanding balances.

This procedure is in place so that Edgewater Condominium Association (ECA) can draw the "line in the sand" as of November 1, 2016 claiming that ECA from that date has complete knowledge of its financial position.

2016 Capital Budget

With the exception of the roof replacement for J building all identified 2016 capital projects are under budget. This is helpful since the roof replacement was originally identified as a 2019 budget item but was identified as being needed to be completed this year.

We have one remaining Capital budget item this year to complete and that is the K Building roadside deck replacement. The architect has been delaying this project however the promising news is that we should have the necessary plans to bid this project by the first week of September.

We also have one carry over project and that is the completion of the WWTP (Waste Water Treatment Plant) project which involves draining the settlement pond to inspect the plumbing so that the necessary replacement piping can be built and set in place. This will complete the major project for rebuilding our WWTP infrastructure.

Jeff Hoy

Highlights of the August Board Meeting

Residents at Edgewater Condominium were told that violations of pool safety rules would not be tolerated at the pool at anytime.

- ◆ The financial review report showed that there were several 1-30 day late maintenance fee payments going back 5 years, involving about 35 homeowners. Debbie Ferris stated that the Association should be sending statements to those who miss a maintenance fee payment.
- ◆ The architect is completing plans for the K building deck project and expects to deliver them to Edgewater Condominium during the first week of September.
- ◆ Wilson Engineering will complete the WWTP project to drain the settling pond and locate & repair any plumbing before the end of 2016.
- ◆ Our attorney has filed the required papers with the Chautauqua County Court for our Assessments and we are awaiting a court date.
- ◆ There will be a meeting to discuss the By-Laws on Tuesday, September 13th at 7pm in the Association Office.

Respectfully,

Janet Greene,
Secretary

RULES & REGULATIONS

**Many Minor Changes
Have Been Made to the
Rules & Regulations.
The latest version is available
on our website.
Everyone will receive a
printed copy in December
with the Annual Mailing.**

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Treasurer's Report for June

For the seven months ended July 31, 2016, our net loss is \$174,262.38 compared to a budgeted net income of 18,860.00. As I explained last month our net loss is attributed to paying for the WWTP in 2016 while it was budgeted in 2015 and we collected income for this expense in 2015.

As of July 31, 2016 our cash assets total \$142,352.79 and consist of the following: Lake Shore Reserve Account - \$79,181.42, Lake Shore Checking Account - \$50,638.37 and there were monies received but not deposited by month end totaling \$12,533.00.

Listed below are the capital projects expensed and paid from January 1, 2016 thru July 31, 2016:

2015 Capital Project Budget – Tennis Court Paving	5,000.00
2015 Capital Project Budget – Paving	7,700.00
2015 Capital Project Budget – WWTP	133484.11
Resurface Pool (2016 budget \$8,000)	6,132.00
Down Payment for Roofs (NOT BUDGETED UNTIL 2019)	11,347.00
Gutters and leaf guard	4,000.00
Black top sprayer	2,298.44
P Bldg. culvert and Grape field drainage	14,590.00
Fuel tank replacement (992.52 x 2)	1,985.04
J building roof	12,395.00
WWTP	216.00
Blacktop resurfacing	19,500.00
Total	\$218,647.59

The majority of our actual expenses are below our budgeted expenses thru July 31, 2016.

Deborah Ferris Treasurer

Board of Managers

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The Pool Will
Remain Open as
Long as Mother
Nature Cooperates



COMMUNITY NEWS

Rules & Regulations Reminders

Some Rules Bear Repeating ...

Grilling

- ◆ Grilling is to be done on the ground level only and **at least 20 feet away from the buildings or rear patios**. Open flame grilling is forbidden on balconies, wooden decks, or under balconies. Grills on picnic tables must have protection under the grills. Debris from grills must be put in proper receptacles. Grills must be stored beside buildings when not in use.

Swimming Pool

- ◆ All pool rules must be obeyed and will be strictly enforced: The pool area will remain locked when not in use. The key code is available from the Association Office.
- ◆ Swim at your own risk; there are no lifeguards on duty.
- ◆ **“Horse play,” diving, running, undue splashing, and obscene language are not allowed.**
- ◆ No drinks in glass containers are allowed in the pool area; plastic containers and cans are acceptable.
- ◆ No food is allowed in the pool area. The recreation room is available for snacks
- ◆ **All persons under 18 MUST be accompanied by and under the control of an adult.**
- ◆ The pool area must be evacuated and seek cover at the first sign of thunder and lightning.
- ◆ Radios must have headphones.
- ◆ No more than eight people from any one unit are allowed in the pool at one time.
- ◆ Swimming attire is required -- no cut-off jeans.
- ◆ Do not hang on or remove safety rope.
- ◆ Pool hours are from 8 a.m. to 9 p.m. except when the pool is closed for maintenance.

Pets

- ◆ Owners or their family may have two dogs or cats but may not exceed two pets per unit.
- ◆ **Long term renters (6 months or greater) may have one animal providing they have written permission from the owner. A copy must be provided to the office**
- ◆ **Any pet causing or creating a nuisance, unreasonable disturbance, noise, or which attacks a person or another animal, shall be permanently removed from the property subject to these restrictions upon three days written notice from the Board of Managers.**
- ◆ Any person who is involved in an animal attack incident should report it both to the Edgewater Board of Managers and to the Westfield Township animal control officer within 24 hours of the time the attack occurs. This will provide the necessary legal record to support the Board's efforts to enforce these rules.
- ◆ Pets must always be on a leash or carried. Animals not on a leash or carried will be turned over to the Town of Westfield animal control officer.
- ◆ **Pets may be walked anywhere on the Edgewater grounds, but no closer than 50 feet from all buildings, providing owners clean up after the pet at all times.**
- ◆ Pets are not allowed inside any of the common areas owned by the Association
- ◆ Reptiles of any kind are not permitted in the units or development.
- ◆ Pets are not permitted in any area where food is being served or may not attend any Edgewater board or committee meeting.



It's THAT time again!

Edgewater Condominium Association

CONSENT FORM

We/I hereby give the Board of Managers and staff of Edgewater Condominiums, Westfield, New York, permission to enter and check my unit during the winter months while We/I am gone. The signature below indicates that We/I will not hold the Board of Managers or their staff liable for any damages that may occur during Our/My absence, except to the common elements as proscribed in the declaration. (Please indicate the date you will be leaving and returning to Edgewater).

Thank you.

Unit Owner Signature	
Building and Unit Number	
Winter Telephone Number	
Date Leaving	
Date Returning	
Today's Date	

**We will check your unit twice a month,
beginning in November and continuing through April.**