

President's Notes

It has been a very difficult year with regard to pet issues. Numerous vocal, written and email complaints and violations have been reported. The board has spent untold hours discussing, deliberating, and debating and finally developing the following regulation with regard to pets. This proposal is intended to provide the owners with an advanced notification of the new regulations. We have investigated the legal ordinances of local and state bodies and have based our language accordingly. The primary enforcement agencies are the local and state organizations and ALL violations should be reported to those agencies prior to informing our office. At the end of this month at our scheduled board meeting we will consider the language of this regulation for inclusion as either a resolution or part of our rules.

Things to consider while reviewing this information:

- 1) **This regulation GRANDFATHERS all existing established pets in our community,**
- 2) **This regulation identifies and reinforces the fact that the local governmental agencies are the only enforcement body for violations. ECA is not equipped or capable of enforcing aspects of this regulation as the local agencies,**
- 3) **All pets are to be registered by the unit owners and sign a copy of the regulation at that time,**
- 4) **Unit owners are responsible for informing prospective rental/lease clients of these regulations or face the prescribed fines as defined in the rules & regulations.**
- 5) **ALL comments MUST be written and presented to the Board of managers prior to the October meeting.**

Following is the text of the current Pet Regulation that will be considered at the October Board of Managers meeting:

Pet Policy

The following Section will comply with Chapter 69, Article 7 of the New York Agriculture and Markets Law and Town of Westfield Code, Chapter 56 of the Animal Control Law, regarding Restrictions, Enforcement, Complaints, Seizure and Penalties. Violations of this Law regarding nuisance, attacks, and animals at large may be directly reported to the Town of Westfield Animal Control Officer or other law enforcement, in addition to The ECHA Office.

For the purposes of this section "pets" shall mean one dog or one cat. No other animals shall be housed in any unit.

- **The housing of pets by any owner is subject to termination by the Board of Managers if the pet's owner does not follow the rules regarding pets as listed herein.** Owners may have one pet, as described above. Pets housed in a unit prior to the date of this policy shall be grandfathered. If a present owner has 2 pets, the deceased pet cannot be replaced. Owners are strongly encouraged to consider both the size and the breed of a pet before housing it in a unit. Edgewater condominiums are restrictive in size and in close proximity to each other, and may not be an appropriate environment for certain pets.
- All pets must be registered with the ECHA. Registration forms may be obtained at the Office and will include pertinent information regarding the pet and its ownership. The owner of the unit housing the pet will be required to sign a copy of the ECHA Pet Policy, as outlined in this Section. New pets must be registered within 2 weeks of obtaining the pet. Any pets belonging to a person visiting an on-site owner must be registered with the Office. **Any pets on the property not properly registered with the ECHA will be considered in violation of the Edgewater Rules & Regulations.**
- No tenant may house a pet within the leased unit. Long-term tenants currently housing a pet prior to the date of this policy shall be grandfathered. Deceased pets cannot be replaced.
- Any pet causing or creating a nuisance, unreasonable and habitual loud howling, barking, crying or whining, or other disturbance or noise should be immediately reported to the Town of Westfield Animal Control Officer, or other law enforcement, and may be permanently removed from the property.
- Any pet which chases or otherwise harasses any person or other animal in such a manner as to reasonably cause intimidation or to put such person in reasonable apprehension of bodily harm or injury, or which attacks another person or animal, should be immediately reported to the Town of Westfield Animal Control Officer, or other law enforcement, and may be permanently moved from the property.
- Any person who is involved in an animal attack incident should report it both to the Association Manager and to the Town of Westfield Animal Control Officer or other law enforcement within 24 hours of the time the attack occurs.
- Pets must be walked on a leash under the control of the owner or carried at all times. Animals not being walked on a leash or carried should be immediately reported to the Town of Westfield Animal Control Officer, and may be removed from the property.
- No pets shall be tied, tethered or leashed on Edgewater common property when not being walked. This includes all open lakeside and roadside balconies and patios. *(continued on Page 2)*

Highlights of the September 23rd Board of Managers Meeting

- ♦ **J Building Deck.** Ralph Wilson, P.E. performed an inspection of the failed J Building deck and has developed a recommendation to remove and redesign the structure. Drawings will be submitted by the end of September and bids will be obtained, so that this undertaking can be accomplished in the most timely manner possible.
- ♦ **Water Shut-Off Valve Replacement Project.** All water shut off valves have been identified. The next step is to excavate one of the existing valves to determine their size and the material used in their construction. This will be done the beginning of October.
- ♦ **Pool Closing.** Due to the recent unseasonably warm weather, the pool will remain open as long as it can be enjoyed by the residents.
- ♦ **Bee Issues.** Bee issues have been especially prevalent this summer. Pest Control has been contacted and is doing everything in their power to alleviate the problem ongoing.
- ♦ **Vineyard Improvement Project.** Edgewater has been relieved from all responsibility involving any relationship with Agri America, the former lessee of the vineyard. Andrew Putnam, the new lessee, is completing work on the vineyard floor and head land, and anticipates a bountiful harvest commencing sometime during the last week of September.
- ♦ **Fence Damage & Repair.** Two trees came down during the recent severe storm that passed through Edgewater. The trees have been removed and parts for the fence top rail have been ordered. These should be received by the end of the month, and the fence repair will be done.
- ♦ **Sign Lighting Project.** Rick showed the suggested LED lights to the Board and residents present. There are two of them which will be erected to illuminate our sign at the front entrance. The total cost for this project will be under \$500.
- ♦ **Community Garden.** John Rathmell reported another successful year for the Edgewater Community Garden. He thanked Edgewater staff for keeping our water supply at the garden plentiful throughout the summer. The garden will be rototilled in the Spring, and information will appear in the Newsletter as the time grows closer for next year's planting season. The Board would like to thank John for spearheading our Community Garden for the enjoyment of all residents.

Respectfully Submitted,

Ruth Schauer, Secretary

Treasurer's Report

Our **operating** net income for the eight months ended August 31, 2017 was \$62,377.69. Our overall net loss for the eight months ended is (\$2,393.87) after taking into consideration \$64,771.56 spent for capital projects as of August 31, 2017. Our cash assets include the following: reserve account in the amount of 34,897.59, checking account in the amount of \$58,593.37.

Our delinquencies over 31 days totals \$1,798.54 while our total account receivables totals \$3,603.69. These delinquencies were collected in September, 2017.

Debbie Ferris, Treasurer

President's Notes *(Continued from Page 1)*

- Pets may be walked anywhere on the Edgewater grounds, **but no closer than 50 feet from all residential buildings.**
- Pets are not to be walked on the sidewalks in front of units, other than exiting and entering the owner's unit.
- Owners must clean up after the pet at all times. Waste is to be removed immediately and disposed of in a sanitary manner.
- Pets are not allowed inside or within of any of the restricted common areas owned by the Association.

The purpose of this Section is to impose restrictions and regulations upon the keeping of pets within the Edgewater property, so as to control the number and behavior of pets which may potentially cause physical harm to persons and other animals, damage to property, and nuisances to residents, thereby protecting the health, safety and well-being of all owners.

Jeff Hoy

Dear Edgewater Newsletter Editor:

Having listened to the Pets Policy discussion portion of the August Board meeting recording, I wish to share a couple of thoughts regarding pets, specifically, dogs at Edgewater. I have been here long enough to see that policy go from “no dogs” to “almost anything goes”, you might find what I have to say informative ... or not. Of course there must be rules for dogs as to maximum size, walking them, number per unit, etc., but an outright ban on them would be a major mistake for Edgewater, economically, as well as "quality of living" wise.

When the “no dogs” policy was in place a significant number of potential buyers did not purchase Edgewater units, because they could not bring their dog. This is a known fact, not speculation.

As to “quality of life”... how many times have you stopped to talk to someone, just because you met them when they were walking their dog? Isn't “dog therapy” recommended for older people, people living alone, and even people with children?

I hope the Board will consider these points when they finalize their new Pet Policy.

Respectfully,

Jack Horst – Unit P-3

Interested in the Weather Here at Edgewater?

If you are interested in the weather here (temperature, wind speed and direction, precipitation, humidity) at Edgewater you can now follow it on your smartphone or tablet. We have a small weather station mounted on the roof of the M Building.

Simply go to the App Store (Apple devices) or Google Play Store (Android devices) and download **My Acurite** by Chaney Instruments. Once you have it download, simply follow the instructions below:

How to follow a **My Acurite** account:

1. You'll need to set up an account using your email address. Once that is done follow these steps:
2. From the top menu, select **Settings > Share Weather > Accounts I Follow**.
3. Select **Add**.
4. Enter this number: **24:C8:6E:09:70:2C** in the space provided. This identifies it as the Edgewater Weather Station. (The **0** is the number zero, not the letter.
5. Enter a Nickname to identify the account you are following - the nickname appears as a tab on your Dashboard. Select **Save**. If you have problems setting it up, call Rick at office.



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Last Call!!

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.**