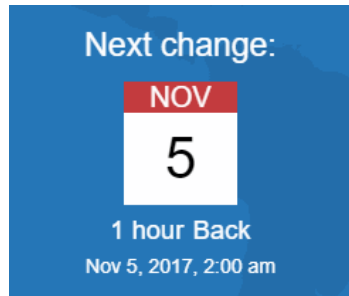


President's Notes

Letters to the Editor

Last month we provided a new opportunity, "Letters to the Editor". Just some simple guidelines: No abusive or foul language, insults, or character assassinations and all letters must be signed. The letters will be reviewed to meet these criteria prior to inclusion to the newsletter.

Turn Back Your Clocks



New Pet Policy

This new policy will have a final review at the November Board Meeting and will be in effect on January 1, 2018.

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 ECA Office. All other violations should be reported in writing to the ECA Office, as outlined in the Enforcement Section of the Edgewater Rules & Regulations.

For the purposes of this Section "pets" shall mean two dogs or cats or a combination thereof. No exotic animals shall be housed in any unit. House pets such as birds, fish, or other small animals kept in cages, aquariums, or other enclosed habitats are not subject to this rule.

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 two pets, as described above. 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
- All pets must be registered with the ECA. Registration forms may be obtained at the Office or on the Association website, 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 ECA 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 for a period longer than seven (7) days must be registered with the Office. **Any pets on the property not properly registered with the ECA 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 effective 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.
- No pet shall hinder any Edgewater Condominium residents' quiet enjoyment of, or access and/or free passage to, all Edgewater Condominium COMMON AREAS, including patios, sidewalks, decks and green spaces. No pet shall be left unattended in any COMMON AREAS. Violators will be subject to a \$25.00 fine for each incident. *(continued on Page 2)*



Highlights of the October 28th Board of Managers Meeting

- ◆ **Building Deck.** Drawings have been submitted by the engineer to remove and redesign the structure. Bids are in the process of being obtained, and the Board will be looking at budgeting the cost for this undertaking so that it can be accomplished in the most timely manner possible.
- ◆ **Water Shut-Off Valve Replacement Project.** Excavation of one of the existing valves was done to identify the size of the line and the type of valve used. Proposals are being obtained to replace the valves, which will in turn be given to the Town of Westfield.
- ◆ **Pool Closing.** The pool has been closed and the leaf cover is on. Rick reported that the pool remained open longer this year than it has ever been, and much of this can be attributed the new solar heating. He anticipates that the pool will also be opened earlier next year.
- ◆ **Sign Lighting Project.** The new LED lights have been installed to better illuminate our entry sign.
- ◆ **Winterizing.** All equipment is being serviced and will be ready to go in preparation for the Winter Season.
- ◆ **New Staff Member.** Corey Dougan, a resident of Westfield, has been hired as a member of the Maintenance staff to assist with leaf pickup and Winter shoveling.
- ◆ **Budget Review.** The Board will be convening a special meeting in early November for the purpose of finalizing the 2018 budget.

Respectfully Submitted,

Ruth Schauer, Secretary

Treasurer's Report

Good News! We earned income for the first time in 2017 during the month of September in the amount of \$5,611.66. Our accumulated net income for the nine months ended September 30, 2017 is \$3,252.79. Our cash assets include the following: reserve account in the amount of 37,736.89, checking account in the amount of \$52,669.59 and funds awaiting to be deposited \$12,691.00.

Our delinquencies over 31 days totals \$2,415.82 while our total account receivables totals \$4,372.05. These delinquencies will all be collectible and will not be subject to lien filings.

During November, the Board will be working on finalizing the 2018 budget that will be included with your mailings in December, 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 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

Happy
Thanksgiving



Welcome to Edgewater

There are some new owners here at Edgewater.

- ◆ Carl and Jeanne Weitman, Beachwood, Ohio recently purchased unit 408
- ◆ Al and Penny Newman, Ft. Myers, Florida now own unit 502
- ◆ Linda Dibble has purchased unit 506 and is a permanent resident
- ◆ William and Kendra Schweimann, from Brook Park, Ohio now own unit 710
- ◆ Glenn and Nina Hepp, Paris, Tennessee have purchased unit 903
- ◆ James and Roxanne Sheehy, Stow, NY have taken possession of unit 1101
- ◆ Lee and Toni Jette from Ocala, Florida have purchased unit 1207



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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