

President's Notes

Spring & Landscaping

Well Spring came, at least on the calendar. In addition to that March came in like a Lion but never left so now we're into April showers time looking for May flowers which means Janet Greene of the Landscaping Committee is already identifying items that need addressed, groomed, added, or replenished. All owners with Green Thumbs and willing to help maintain the beauty of our Association grounds please contact Janet to volunteer your expertise.

Construction Projects

This is also the time we begin our Capital/Construction Projects. See information concerning what is happening in the Secretary's Report.

Annual Meeting and Election

The Nominating and Inspection of Election Committees have been appointed.

Nominating Committee

Trudy Bayer (Chairperson)
Greg Smith
Ruth Schauer (Board Representative)
Cathy Rathmell
Janet Greene
Laura Beach
Jeff Hoy (Board Representative).

Inspection of Election Committee

Kate Markham
Marilyn Gollnitz
Kathy Horst.

There are two positions up for election this year, if you are interested, supply your biography to one of the members of the Nominating Committee for consideration.

Future Considerations

The Board is continually working to maintain and enhance our property and buildings. From time to time there has been a need to charge an additional assessment over and above our monthly maintenance assessment fees. The board is presently considering options to minimized or possibly remove the need for these additional assessments. One of the options being considered would require an addendum to our articles of agreement which requires a vote of 75% approval by the owners. Voting for By-law amendments as well as for the election of board members is important and should be taken seriously. I would urge all owners to participate in all voting opportunities to ensure that their voice is being heard.

Jeff Hoy

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COMMUNITY NEWS

Highlights of the March 31th Board of Managers Meeting

- **Water Shut-Off Valve Replacement Project.** Rick has been in touch with the approved Contractor for this project, and work will begin as soon as the weather permits. All of the necessary Town of Westfield approvals and paperwork are in place.
- **J Building Deck Replacement.** Work is scheduled to begin on this project as soon as the ground is dry enough. We will also be looking into solutions regarding the ongoing problem of trees and drainage in front of J Building. It was agreed that the time for these remedial actions is while the deck replacement project is being done.
- **Paving Projects.** 3 Contractors have been solicited for bids on our 2018 paving projects.
- **Storm Damage/Trees.** Damage from this past Winter's storms was minimal, but some tree loss and replacement needs to be addressed. Discussion was held regarding contracting for removal of all dead trees on the property, possibly utilizing a portion of our insurance deductible fund.
- **BOCES Student Trainee.** A BOCES student trainee position has become available for Edgewater this Summer. Rick has been working with BOCES on this proposal. This position would be for 4 hours a day at no cost to the Association. BOCES has agreed to assume all responsibility for insurance coverage for this individual. The position will be for training in lawn maintenance and small equipment operation. The Board feels that this is an excellent opportunity for Edgewater, and will pursue the position.
- **Pool Maintenance.** Work commenced on Monday, April 2nd to uncover the pool and prepare it for the 2018 Season. There was discussion on the future of the Children's Pool, which is currently not in usable condition. We are exploring options and costs to get this pool operational, including the possibility of an additional outside pump for this pool.

Respectfully Submitted,
Ruth Schauer, Secretary



Edgewater Condominium Association Statement of Assets, Liabilities & Equity - Income Tax Basis As of February 28, 2018

| | Feb 28, 18 |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Lake Shore Reserve Fund | 30,252.52 |
| Lake Shore Savings Checking | 68,681.61 |
| Total Checking/Savings | 98,934.13 |
| Accounts Receivable | |
| Accounts Receivable | 3,867.14 |
| Total Accounts Receivable | 3,867.14 |
| Other Current Assets | |
| Prepaid Insurance | 5,470.50 |
| Undeposited Funds | 12,014.00 |
| Total Other Current Assets | 17,484.50 |
| Total Current Assets | 120,285.77 |
| Fixed Assets | |
| Accumulated Depreciation | (42,136.00) |
| Equipment | 42,387.44 |
| Total Fixed Assets | 251.44 |
| TOTAL ASSETS | 120,537.21 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 31,629.83 |
| Total Accounts Payable | 31,629.83 |
| Other Current Liabilities | |
| Accrued NYS Tax | 175.00 |
| Payroll Liabilities | 984.83 |
| Unearned Rev - Monthly Assessme | 23,961.01 |
| Total Other Current Liabilities | 25,120.84 |
| Total Current Liabilities | 56,750.67 |
| Total Liabilities | 56,750.67 |
| Equity | |
| Retained Earnings | (111,852.44) |
| Unreserved Fund Balance | 219,583.42 |
| Net Income | (43,944.44) |
| Total Equity | 63,786.54 |
| TOTAL LIABILITIES & EQUITY | 120,537.21 |

The Pet Policy from Our Current Rules & Regulations in Its Entirety

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.
- **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.

Edgewater Community Vegetable Garden **Tips and Guidelines** **2018 Season**

Spring is just around the corner. Here are some tips and guidelines for this years Community Vegetable Garden:

- After the garden has been rototilled (we will send out an email letting you know) pick out your garden plot
- Please mark it out using the supplied colorful plastic tape or similar. There are stakes provided or you can use anything else you like
- When selecting your spot please leave at least 4 feet between other gardens. This leaves aisles for access and also prevents crops from one garden spilling over onto another...like mine tried to do with the squash I planted
- Please be sure to close the garden gate...the rabbits are sure to find it when open and then have a feast
- We will inspect the fencing before the weeds have obscured the bottom, to try and make it more rabbit-proof
- Also please be sure that the valve on the water tank is fully closed
- We have some of the strongest and most persistent weeds in the world here at Edgewater and some of us have found that using cut grass as a mulch really helps to keep the weeds in our garden somewhat under control. I will ask Rick that when the fellows are mowing to try and mow to concentrate the cuttings during the spring
- The soil is typical upstate NY clay...and so when I plant I buy a bag of potting soil and mix it in the hole before I plant the delicate little seeds or plants...overtime I am hoping that the garden, with years of weeds being rototilled in, will become better and this step will be unnecessary
- Another trick that seems to help is to early on use Miracle Grow mixed in the watering can to help encourage the plants to grow. This year a container with pre mixed packets will be provided for anyone that wants to try this
There are some tools there that you are free to use...a narrow shovel, a hoe, a rake, etc.
- If anyone has some suggestions on how to improve this great gardening experience, please let me know 607-346-7099 (text or call)

In 2018 the prize for the first red tomato will be increased to \$15.00. The winners the last two years have been Eric Schauer and MaryBelle Beigh. Congratulations!

John Rathmell
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March 1, 2018