

## President's Notes

Every year there seems to be volatile issues that arise with differing personal interests. While it is appropriate to be verbal and express a personal opinion it needs to be done in a refined and polite manner. The Board of Managers over the years have requested that your concerns and comments be summarized on paper and submitted to the board for consideration at the next meeting. In addition, if you attend the meeting, there are two opportunities for owners and residents to address the board to support your submission at the beginning and end of the business meeting.

I want to remind everybody that no "one" board member can act on items that do not constitute a health, safety, or welfare issue. Confronting board members, their spouses, or ECA employees on a one on one basis does not benefit you or the Association. Keep in mind the board members are first and foremost homeowners hear at ECA as well as volunteers serving on the board. They also wish to enjoy the relaxing atmosphere while strolling the grounds, walking their pets, relaxing at the pool, or enjoying all the other activities that are available.

In addition the ECA employees are charged with the responsibilities assigned to them by the ECA Manager and/or the board. By disrupting the employees with issues only delays the necessary work that needs completed and could cause a safety issue if distracted at an inappropriate time. All maintenance requests must be submitted on the forms provided to the ECA Manager for him to schedule and direct the employees.

Therefore, once again, it is requested that **all issues not pertaining to health, safety, and welfare be summarized in writing** and submitted to the **ENTIRE board of managers** for consideration, and feel free to attend the meetings to support your submission.

### Low Mow Issue

There have been a number of conversations concerning "low" or "no" mow areas possibly being established on the 'common element' grounds of ECA. Let me assure everyone that this item was only brought up at the last board of managers meeting and NO DECISION has been reached either PRO or CON concerning the issue.

Once again let me remind everyone that the Edgewater DECLARATION & BY-LAWS clearly identify that ALL modifications and/or changes to common elements must be approved by a majority vote of the board of managers.

*Jeff Hoy*

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# COMMUNITY NEWS

## ECA TREASURER'S REPORT

FOR THE SIX MONTHS ENDED JUNE 30, 2018

PREPARED July 18, 2018

Our cash assets include the following:

Lake Shore Reserve Fund	\$ 78,110.76
Lake Shore Checking Account	67,677.98
Undeposited Funds	<u>16,551.00</u>
<b>Total Cash Assets</b>	<b><u>\$162,339.74</u></b>
<b>Accounts Receivable</b>	<b><u>\$ 2,888.29</u></b>

**Capital Projects:** total \$94,250.00 and include paving of \$40,000.00 and J building deck (partial payment) \$54,250.00.

**Our operating net income for the six months ended June 30, 2018 is \$55,326.69**

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## Capital Contribution Fund

Many HOAs require the payment of an assessment or fee, known as a Capital Contribution, upon the initial or subsequent resale of a unit upon the transfer of title. This payment is deposited in a special account, the Capital Contribution Fund. This is separate from other operating funds and capital reserves, and serves as an additional hedge against unanticipated expenses for capital improvements not fully funded through the HOA fees and budgeted capital improvement plan. This fee is intended to help build a reserve of cash for future improvements within the condominium for the purpose of defraying common expenses. The goal of such a fund is to diminish the likelihood that unanticipated future expenses would result in Special Assessments to the HOA members.

The use of the Capital Contribution Fund is strictly controlled, requiring approval by the membership and limited to only a percentage of the available funds. As a result, the fund will never be used to offset costs or expenses that could or should have been budgeted for through proper budget planning. This fund serves, instead, as an insurance policy against the unanticipated.

In researching such Capital Contribution Funds, I found that some associations charge as much as 9 to 18 times the monthly HOA fee to the new owner upon the transfer of the property, while I found only one state, New Jersey, which limits the fee to 2 times the monthly HOA. It has been my stated opinion throughout the process of investigating the feasibility of implementing this fund for our HOA, that setting the fee high, such as 9 to 18 times the monthly HOA, would have a deterrent effect upon the resale value of units in the future. However, as proposed, at 3 times the monthly HOA fee, I believe our fee is at the low end of customary rates, and should not cause such a deterrent to purchasers.

Because our fee is low, it may take several years for the fund to grow to an amount sufficient to significantly reduce the risk of special assessments all together. However, I believe that as part of a long-term strategy to control costs and plan for the future security of the organization, the Capital Contribution Fund is a responsible component of our financial planning.

While Special Assessments may never be entirely eliminated, the Capital Contribution Fund will provide, over time, some insurance against the need for such assessments. As long as the fee is kept at a reasonable rate, I believe the deterrent effect upon resale is actually less that the effect of the Special Assessments we hope to prevent.

Lee Davies, 1<sup>st</sup> Vice President

## Landscaping Report

The grounds are taking shape with lots of hard work and there is always something that needs to be done. Dead trees have been cut and removed from the main entrance which looks much better. More tree trimming and removal will be done at a later date.

Many plants have bloomed and are in need of pruning. Unit fronts are being weeded and shrubs are in the process of being trimmed. In early October, we will be looking for volunteers to help plant spring bulbs along the main entrance!! We have lots and lots of them, so we hope you can help!!

We are also looking for one or two volunteers from each building to weed the unit fronts and immediate area, such as under the stairways of their building. Also, it would be helpful to sweep down any cobwebs at each unit front, stairway rails and second floor decks. All of these 'little things' help to enhance the curb appeal of all of our homes.

If you would like to volunteer for any of these duties above, please contact Janet at 716-581-3875.



## Community Events at and around Edgewater

### AUGUST

August 2 THIRSTY THURSDAY - 4:00pm - Wildflower Garden

August 5th POT LUCK - 4:00pm - Pool Building

August 15th EMPLOYEE LUNCHEON - 12:00pm - Pool Building  
Everything is provided but we will need a few desserts.  
Please contact Marilyn Gollnitz if you would like to bring something or assist with the luncheon.  
We will also be collecting donations for our Edgewater employees to show them how much they are appreciated. Appoint someone from your building to collect and see that the donation are back to Marilyn by August 13th.

August 16th THIRSTY THURSDAY - 4:00pm - Jean & Vistor Krym's - C (300) Building

*Tuesday through Saturday from 10:00am to 4:00pm the McClurg Museum in Moose Park is open for tours. Website is [cchs@mclclurgmuseum.org](http://cchs@mclclurgmuseum.org) and phone number is (716) 326-2977. Admission is \$5.00.*

*Saturdays 9:00am to 2:00 pm The Weekly Farm and Craft Market at Moose Park. Phone (716) 365-9494 for details.*

*Every day (except some holidays) The Lucille Ball Desi Arnaz Museum is open in Jamestown. There are charges. Phone (716) 484-0800 for times and details.*

*Westfield Quilter's Guild 2018 QUILT SHOW - "A Silver Lining" - 25 years of learning and sharing. Friday and Saturday, September 7 and 8 - 10:00am to 5:00pm. Sponsorder by YWCA of Westfield. 100+ Quilts - Vendors - Door Prizes - Challenge Quilts - Raffle Quilt - Bake Sale. Admission \$5 (12 and under free).*



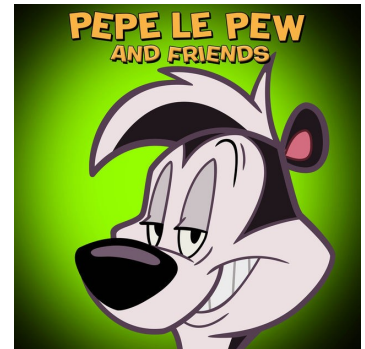
# COMMUNITY NEWS



## The Real Pepe Le Pew Visits

The real Pepe Le Pew visited us on the morning of July 31. Pepe was seen inspecting the area near the pond.

Quite often, as we walk the grounds we can see a myriad of animals wandering, including our intrepid geese. If you see any unusual animal, snap a picture and send it to the office. We've seen fox, fawns, full grown deer, coyote, woodchucks, squirrels, raccoons, porcupines and our favorite nuisance, chipmunks. There are also countless birds, including eagles and woodpeckers.



## A Kinder and Gentler Edgewater

Each year new residents arrive here at Edgewater. Not everyone is used to a condominium living atmosphere and it sometimes takes time. There are rules and regulations and, of course, it is up to everyone to read them and follow them to the best of their ability. Unfortunately this does not always happen and some of us (including myself) show frustration.

Let's all show some patience with each other and offer assistance wherever possible, rather than scream expletives and point fingers.

Ask nicely. I don't need to be referee for everything. For instance, "Hi, I am (your name here). Did you know that we have rules against (your pet peeve here)?" works better than, "Hey stupid! You can't do that!!"

Let's all enjoy a stress-free, drama-free August!

Rick



*Thank you*

