

President's Notes

Capital Projects

Well it's spring, I think, and just like all the orange barrels and cones on the road ways get ready for some construction projects here at ECA.

Since the roadside deck on J building is complete we will begin the process of enhancing the drainage in that specific area first. Multiple catch basins and linked with larger drain pipes will be installed to help restrict the pooling of water in this area. Future areas are being included as time and the budget will handle.

A large area including the road and parking areas in front of K, L, M, and N buildings will be paved this year with the remaining area of the entrance road and P building access and parking to be completed next year.

Installation of electrical infrastructure for the pond fountain has been scheduled.

Landscaping

The Landscaping committee has been busy making plans for addressing the unit fronts, public island areas, and dressing up our campus with the flower boxes. The topic of mulch was discussed at the April Board Meeting as a result of the yearly expense. Possible options for unit fronts are being considered for long range completion to reduce the annual amount of mulch being used and the additional maintenance created by the mulch during foul weather conditions.

Nominating and Inspection of Election Committees

The following people have been appointed to the respective committees for the upcoming election at our annual meeting:

Nominating Committee

Jim Sheehy
Lee Davies
Cathy Rathmell
Deb Christina
Laura Beach
Tony Cascio
Elsie Gustafson

Inspection of Election Committee

Kate Markham
Marilyn Goinitz
Kathy Horst

The nominating committee has received numerous biographies from owners for the election this year. There are three present positions that will be elected. Watch for the information to be delivered.

Thank You

A very deserved **THANK YOU** goes out to Kate Markham, Avery Jones, Kay Whitesell, Marilyn Gollnitz and Janet Greene for their hard work and efforts performing a much needed cleaning of the lounge.

Jeff Hoy

Board of Managers

Jeff Hoy, President
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Lee Davies, 1st Vice President

Tony Cascio, 2nd Vice President
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Ruth Schauer, Secretary
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Staff

Rick Clawson, Manager

Injured Loon Rescued ...

Submitted by Janet Greene (904)

I had a family dinner on Good Friday at the Lakeside Lounge, and as family arrived, they discovered a Common Loon, in distress, at the Pool Building. My son-in-law, Jeff Phillips attempted calling the DEC to come and rescue the bird, with no success. So, he researched Loons and discovered that Loons cannot survive on land. They can only take flight from water, therefore, this Loon was doomed without human intervention.

So, Jeff, and a friend, Rick Page, carefully, captured the Loon in a towel, and released it in the Edgewater pond, where it happily called a huge "Thank You" to the guys!!



Landscaping 2019

WE NEED YOUR HELP!!!

Spring is here and the Landscape Committee is kicking off the 2019 Spring Season. Many flowers are blooming and community gardens, unit fronts, and other areas are in need of some tender loving care.

We are looking for volunteers to help with the upcoming projects. Do you have a green thumb, want to learn about what it takes to make our community complex look great, or just want to get outside and be involved? Our first meeting is scheduled for Monday, May 6th at 10am in the Association Office.

Projects for 2019 will be discussed, along with seeking volunteers to help with various duties based on their physical abilities.

Call Janet Greene at 716-581-3875 if you have any questions or need more details. Otherwise, just show up at the meeting on Monday!!! It takes a community to create a beautiful complex!! We sincerely hope you will make the decision to join us!

Janet Greene Landscape Committee Chairperson



Parking and Speeding ...

Along with returning residents comes the never-ending issue of parking and speeding.

Parking is at a premium, and even more so during construction. Please ... only one vehicle parked in the lots in front of buildings. All other vehicles must be parked in designated overflow areas. Resident-owned vehicles **MUST** display a parking sticker on the inside rearview mirror. They can be obtained by visiting the association office.

Visitors must park in the designated overflow areas, regardless of the length of time they will be visiting: yes, even five minutes.

Speeding is always an ongoing problem. The speed limit within the community is 10 mph. This is regularly ignored. Many residents walk our roadways and it would be tragic if someone was struck by a driver ignoring posted speed limits. Always be aware of your surroundings and keep in mind that 10 mph speed limit!



Dumpster and Recyclables ...



A reminder for everyone: we have two dumpsters. One is for trash and the other is for recyclable material. Nothing is to be left on the ground outside the dumpsters. Do not leave unwanted items on the ground in hopes that someone else might need them.

The right-hand dumpster is for recyclables. Corrugated cardboard is always an issue because some folks refuse to break the boxes down flat so they take up less space. This causes the dumpster to be emptied more often than is necessary. Each

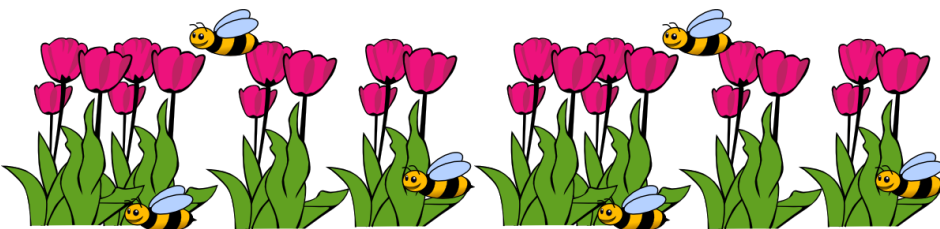
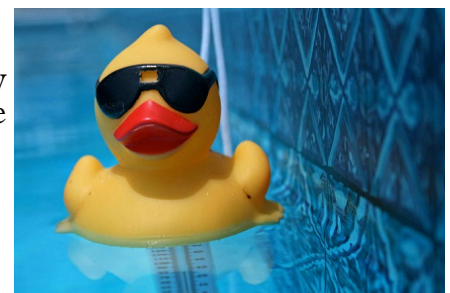
time it's dumped we are charged \$125. That charge is passed along to all owners the money could be better spent elsewhere.

Kids' Wading Pool ...

Over the past few years, the kids' wading pool has developed a leak in the drain between the pool and the pump in the building basement. After inspection by a plumbing professional and our own crew, it has been determined that there is a break somewhere in the recirculating water line. Due to the high cost of repairing/replacing that line, the pool has been taken out of service.

Pool Opening ...

We are planning on having the large swimming pool open for use by Memorial Day! Prior to that, the area will be mowed and lawn furniture will be put out so residents can enjoy the sunshine.



Association

Office Closed May 15~19 ...



John J. Grimaldi & Associates, Inc.

~INSURANCE GUIDE FOR UNIT OWNERS~

It is the responsibility of each unit owner to carry his/her own personal property and casualty insurance covering their personal property, personal liability and additions or alterations, which have been made to your unit. This outline of recommended coverage and the insurance requirements outlined in the association legal documents should be used when you discuss your specific insurance needs.

PERSONAL PROPERTY

Determine the replacement cost value of your personal possessions, excluding items of special value such as jewelry, furs, antiques, and collections. Request a replacement cost coverage policy subject a \$250 or \$500 deductible. Coverage must be written on an "All Risk" basis.

ADDITIONS/ ALTERATIONS/CONDOMINIUM DEDUCTIBLE

Your Association coverage **does not** include coverage to replace any improvements, alterations or upgrades that you have made to the building within your unit such as a finished basement or an upgraded kitchen. **You must include coverage for the Association deductible (\$10,000) under your HO-6 or condominium owner's policy dwelling section.** This dwelling coverage must be written on an "All Risk" basis. Please refer to the association documents relative to Insurance to determine your specific needs.

LOSS ASSESSMENT ENDORSEMENT

This coverage protects the unit owner from special assessments resulting from inadequate association insurance, such as a large liability loss that exceeds the limit of the association policy or a property loss for which the association insurance is inadequate. We recommend a minimum of \$10,000 written on an "All Risk" basis.

RENTAL ENDORSEMENT

If your unit is rented for investment purposes, you should endorse your policy, in addition to the above coverages, to include loss of rents coverage and include loss or theft of your personal property.

PERSONAL ARTICLES FLOATER

Most policies limit coverage for loss caused by theft of jewelry, furs, guns, silverware, antiques, coin and stamp collections. Items such as these should be appraised and specifically listed to insure full payment.

COMPREHENSIVE PERSONAL LIABILITY AND MEDICAL PAYMENTS COVERAGE

Protects you and your family from liability claims for bodily injury or property damage to others for which you are held legally liable. This coverage is provided for occurrences within your unit and for Personal activities away from the unit. We recommend you purchase a minimum of \$300,000.

PERSONAL UMBRELLA

This coverage is written on a separate policy and is available for amounts of \$1,000,000 or more. It provides excess liability coverage over your personal automobile liability, HO-6 liability and other personal liability policies such as boats, rental property, etc.