

President's Notes

As we progress through the summer season, we continue to see improvements around the grounds. The new trees are in at the Lakeside Lounge entrance and the pond fountain, after a lengthy process, has been installed and centered in the pond and looks great. If you haven't had a chance, check it out at night!

The Nominations Committee will be putting forth their nominations to fill the current vacancy on the Board that resulted from the resignation of Tony Cascio. Tony has moved on to the next stage of his life and unfortunately is no longer residing at Edgewater. They will certainly be missed.

Board work sessions are being held mid-month, in an effort to stay better informed and keep projects moving forward. The Rules and Regulations Committee is being reconvened to review and update the Rules and make certain they properly reflect the policies we live by.

One issue that did come back before the Board is the issue of short-term rental of units. Last year, after a long process, including looking at other associations, local and state laws, our own declaration, by-laws and rules and regs, and input from the County and local government officials, the Board voted to clarify the language that states that "short-term, transient rentals" are prohibited by defining short-term to mean less than 30 days. Earlier this year, after concerns raised by some owners, the Board reconsidered and voted to amend that decision to allow rental for not less than 7 days. However, we have since received additional input from our Association's insurance agent and our Association Attorney that has caused the Board to reinstate the minimum 30-day rental policy. In particular, the Declaration specifically states that units are intended for "private, residential use." The opinion of our Attorney, as supported by the County Finance Department policies requiring registration and taxation of shorter term rentals, and concerns of the insurance carrier, clearly state that rental for less than 30 day periods is not "private, residential use" and should be prohibited. The Board did pass a motion to reinstate the 30-day minimum rental period at the last Board meeting, to be effective September 1, 2019. Hopefully, this will resolve the issue and keep the insurance carrier from cancelling our Master Insurance Policy, which would cause significant difficulty and expense for all of our owners.

Enjoy the remainder of the summer season!

Lee Davies, President

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July 2019 Meeting Highlights

The board was pleased that 11 homeowners attended the meeting and two others listened to the meeting online. Some of the highlights of the meeting include the following:

- The treasurer reported, for the 6 months ended on June 30, 2019, total assets that include the checking & reserve accounts, along with undeposited funds is \$143,994.86, and Accounts receivable is \$5,692.98. The estimated net income for the 6 months ended June 30, 2019 is \$31,070.21. Capital Project expenses in this report is \$67,075.00, that includes half of the cost of the Building J front deck (completed November 2018) \$28,325.00 and Blacktop Resurfacing (for 2019) \$38,750.00. An estimated net income for the six months ended is \$31,070.21.
- The manager, Rick Clawson, reported that the sidewalk repair work (J Building) will begin next week at a cost of approximately \$2,000, and the grading of the lawn around the new drainage system there will begin shortly after at a cost of approximately \$2,500. Safety harnesses have been purchased for all employees so that they will be able to complete the Lakeside trimming on the grounds. Power washing and painting of F Building lakeside decks is slated to begin soon, and all solar ropes have been installed at every building stairway. J & K buildings will need new photo eyes for the overhead lights, which will be purchased and installed as soon as possible. A roof leak was discovered at L building during a construction project for owner, Jeff Beach. It appeared to be caused due to improper sheeting installation in 2011, and was repaired.
- Under Rules & Regulations the board discussed Air BnB short term rentals after receiving an email from our insurance carrier. Steve Grimaldi. He stated that any insurance company he is aware of is not interested in providing Master Insurance coverage for an Association where they are aware that individual owners are using their units as a hotel/motel room via Airbnb or VBRO. If owners use these services, then Edgewater Condominium would no longer be a condominium association. Upon getting this news, and after much discussion, the board voted to change the rules of short term rentals from 7 days to 30 days, effective September 1, 2019.
- In another email from our insurance carrier, Steve Grimaldi stated that unit owners should not be doing maintenance work which the association has contracted others to do on behalf of all the other owners. He said by allowing power equipment to be used by unit owners in the common areas increases the likelihood that one would be injured during this activity. If the Association allows this activity, it does increase our responsibility should a unit owner be injured. The board unanimously voted to ban the use of all power equipment, by unit owners, in all common areas of Edgewater Condominiums, for the safety of all unit owners.
- The board accepted the resignation of Tony Cascio, from the board of managers. Tony has sold his unit and is no longer eligible to serve on the board. Lee Davies & Janet Greene will begin the process to appoint a nominating committee to seek nominations for candidates, for an election to fill the vacant seat on the board.

Janet Greene, Secretary

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.

Rules & Regulations

All residents are encourage to read the Rules and Regulations and abide by them. Pay articular attention to Smoking and Dog Walking.

- ◆ 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.
- ◆ No smoking in any common building or area including, but not limited to the Lakeside Lounge, exercise room, laundry areas, pool building, maintenance building and association office. Smoking is not allowed on any roadside balcony, stairway and sidewalk and within 30 feet of all buildings roadside.

Common Courtesy Goes a Long Way at the Pool...

If you ...

Open an umbrella ... Close it when you leave

Move a chair or lounge ... Put it back when you leave

Use a pool toy ... Put it back when you leave

It's Simply an Adult Gesture to Pick Up after Yourself



August

WINEY WEDNESDAY ... August 7th & 21st
Between L&M Buildings ... Grilled Hot Dogs or Hamburgers, BYOB, Chair, Dish to Pass (optional)

ICE CREAM SOCIAL ... Sunday, August 11th
1:00 pm Pool Building

POT LUCK ... Sunday, August 25th
Pool Building ... 5:00 pm Dish to Pass, Table Setting, BYOB

September

WINEY WEDNESDAY ... September 4th & 18th
L Building, Lakeside ... BYOB, Chair, Snack (optional)

POT LUCK ... Sunday, September 22nd
Pool Building ... 5:00 pm Dish to Pass, Table Setting, BYOB

AMISH DINNER ... Date and Time TBD

SUCCESSFUL SALE

The proceeds from our sale totaled \$916.75

Thanks to all who donated items and a special thanks to all who took part in helping. It was greatly appreciated!

EMPLOYEE LUNCHEON

The Employee Luncheon will be held on August 28th at noon in the Pool Building.

This year we will be having a hotdog cook out. I am looking for volunteers to help set up, cook hotdogs and bring desserts. Please call and let me know how you would like to help.

I will be collecting donations to give to our 4 employees. They do a great job for us and this is one way to show our appreciation. If you would like to donate, drop off your donation at 1002, or give me a call and I will pick up. No checks please. Have your money to me by August 24th.

Any questions or suggestions call me.

Marilyn Gollnitz 326-2992