

EdgewaterComunit

ISSUE 1

JANUARY 2020

Alonge, Jette Elected to Board of Managers

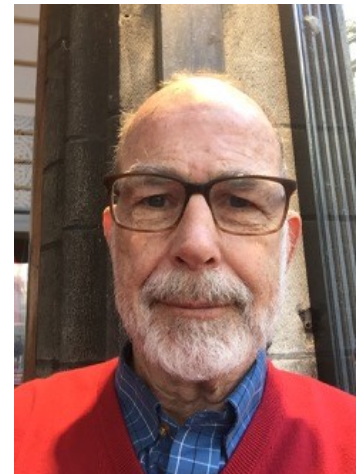
The special election held on Thursday, January 9 resulted in the election of Kimberly Alonge (1004) and Lee Jette (1207).

Following the election, the board held a short reorganizational meeting with Lee Davies remaining as President. Colleen McCarthy is the new 1st Vice President; Kimberly Alonge is 2nd Vice President, Lee Jette is the new Treasurer and Janet Greene remains Secretary.

Kimberly is a full-time resident here at Edgewater, and Lee makes his home in Florida when he is not physically here at Edgewater.



**Kimberly Alonge (1004)
2nd Vice President**



**Lee Jette (1207),
Treasurer**

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New Year's Celebration

Long-time owner Mary McCloskey (1106) celebrated the new year with friends in the deep south this year. Although Mary has not been here at Edgewater for the past few years, she'd love to hear from her old acquaintances. She can be reached at the address listed below or you can "friend" her on Facebook.

Mary McCloskey
c/o Anne Baird
36 Stonehenge Drive
Bentonville, Arkansas 72712

Or email acebaird@sbcglobal.net



**Mary McCloskey
Brings in the New
Year!!**

Can You Help Our Nursing Homes?

Would you like to help us by donating used/old magazines to our local nursing homes?

They will need to be bagged and placed on the front porch of Janet Greene's residence at 904. Janet's daughter, Jenn, will be collecting them daily and delivering them to the local nursing/rehab homes in Westfield, Fredonia and Dunkirk. Thank you



Marilyn Gollnitz Writes to Residents

Dear Edgewater residents,
I have reached the decision to no longer plan or organize the social events here at Edgewater. I feel that it is time for someone with new and enterprising ideas to have the opportunity to take over. I would like, however, to continue to plan and schedule the Winey Wednesdays for the 2020 summer season. I have thoroughly enjoyed the chance to be involved.

Respectfully,
Marilyn Gollnitz



Pest Issues and Concerns

There have been some recent concerns of possible mice infestations inside a few units here. Comfort Pest Control was contacted and were here on January 14 to investigate the problem.

After inspecting the buildings a few of the units involved he could find no obvious entry points and no mouse droppings inside the units inspected. He set some traps as a precautionary measure and our maintenance crew will inspect them periodically.

He offered the following: Block any water and sewer entry points with steel wool. Make sure any pet food spills are cleaned up. Rodents are attracted to warmth and food sources and can find their way through the smallest of holes.



Trash and Recyclables

Our two dumpsters each have a specific purpose.

The left hand dumpster is for general household trash. All items should be bagged and tossed as far back in the dumpster as possible. The sliding doors should be closed when you leave.

The right hand dumpster is for recyclable materials which includes old newspa-

pers, corrugated cardboard, plastics, metals and bottles. All items should be rinsed. All cardboard boxes need to be broken down as flat as possible so they don't consume space.

Thank you for your help and consideration!



Do You Have an Event You Want to Share?

We are trying to make this newsletter YOUR newsletter.

If you have an interesting event, a birthday, a celebration, wish to report an illness, birth or death please forward your news to Rick at the association office.

office@edgewatercondos.net



We Need Your Assistance ...

Although there are no assigned parking spaces, and we operate with relaxed parking rules during the winter months, if you plan on being away for an extended period, or leave your vehicle parked, unmoved for more than a few days, please help us out by moving it to one of the overflow parking lots.

Parking any time of the year is always at a premium and it takes every neighbor to make things more livable here at Edgewater!



And the Beat Goes On

What's New

While many of our residents are away, things continue to happen here at "home".

- ◆ The maintenance crew has been busy and all the concrete floors throughout the complex now have been painted with epoxy paint
- ◆ The Water Treatment Plant had some issues draining which was caused

by tree roots and leaves clogging the discharge. It has now been repaired and is back to normal

- ◆ The Gator had a blown head gasket, which has been repaired and is now back in operation.
- ◆ The large tractor (John Deere 3320) now has a winterized, heated cab so the guys are no longer exposed to the wind and snow as they dig us out after each snow storm.
- ◆ Additional (longer) posts will be added to the snow fence to help it from being blown over after each wind storm. Once winter has gone, and milder weather is here, the snow fence will be moved to the westernmost field and reconfigured into a "Doggy Corral", where your pet can run freely under your supervision.

Remember When You First Got a Learner's Permit?

Congratulations to Julia Alonge (1004) on getting her learner's permit. Mom says, "if you see a Honda CRV circling the driveway, it's just Julia getting her driving hours in!"

**New Driver
Please Be Patient**

Residents have asked for guidance on adequate insurance coverage for their condominium unit. While we can't provide specific figures, here's the recommendation of our association's carrier. Please review these figures with your personal insurance agent to determine what coverage is best for you.



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.

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QUESTIONS?

