

Edgewater Community Newsletter

ISSUE 2

FEBRUARY 2023

New Kayak Rack ...

During some down-time, Ed and Jimmy built a kayak rack for residents. The old rack was purchased several years ago and the new addition was assembled using PVC piping at one-third the cost.



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Board of Managers Meeting Highlights- January 28, 2023

New Kayak Rack: A new kayak rack has been built by our maintenance crew. Rick will put photos of the new rack in the February newsletter.

Dumpsters: We continue to have residents put furniture, small appliances, heaters, etc in the trash dumpster. This is a cost to the Association if they are in the dumpster. There are ways to dispose of these items. Please contact Rick for more information. Please remind your contractors that they are prohibited from disposing of their construction materials in the dumpster as well. We will have a new surveillance camera installed to monitor the areas more closely. It is our individual responsibility to take care of the items on our own that do not belong in the dumpster.

Driveway Patching: The entrance and exit roads have deteriorated from the winter weather. Patching will be done as soon as the temperature allows.

Electric Meter Identification: Rick is working with Westfield Village Electric Department to find a way to identify electric meters for each unit. Right now the meters are outside the individual buildings, but there is not a way of knowing not which electric meter belongs to which unit.

How Water Tanks: A reminder to send proof of hot water installation to Rick. We will put in a spreadsheet and make sure they are being changed out to avoid flooding issues. If you have not submitted this information to Rick, please do so if you are here or when you get here later this year. Look for an article in the newsletter on how to figure out the age of hot water tanks.

Roadside Balcony Lighting: A reminder that you cannot hang anything over existing balcony lighting as it is a fire and safety hazard. The Association can install different fixtures if owners purchase them. Please contact Rick for the source to purchase if needed; owners will purchase and we install for them.

Recreation & Social Committee Report: Marilyn Gollnitz is stepping back from leading the Recreation & Social Committee and we are looking for someone to step up and head the committee, please let Rick or a Board member know if you are interested. This involves planning and organizing events to create camaraderie within our Community. Thank you, Marilyn, for your years of dedicated service to the committee whose purpose is to create camaraderie.

Unit Water Shut Off Valves: We encourage owners to install individual water shut off valves in your units. Most buildings when built in the 1980's are as such that shutting off your water will shut off neighboring units as well, which can be avoided with installing an individual unit water shut off.

Individual Unit Heat: You have a responsibility to maintain your unit with heat, even if you are not here during the winter. otherwise the pipes in the wall could be damaged and then you are responsible for the subsequent damages.

Arborist for Spring: The December storm brought down a number of limbs. An arborist will be out once we get a break in the weather, to assess the damage and then once again when the ground is firm enough to support equipment to trim trees where needed.

Respectfully submitted,

Kimberly Alonge, Secretary

Water Heaters ...

Hot water tanks shall be replaced within a responsible period of time. The Board recommends every six to eight years. Owners are required to replace their hot water tank within 10 years of the date of installation and submit proof of replacement to the Association Manager’s Office. All hot water tanks should also be clearly marked upon the tank with the date of installation.

If a tank that has not been documented as having been replaced in accordance with this requirement malfunctions, causing damage to the homeowner’s unit or neighboring units, the homeowner will be financially responsible for the repairs and any associated insurance deductibles of all effected parties. The documentation of water tank replacement submitted by owners will be maintained in the Association office.



Water Heater Replacement Certification

NAME _____

UNIT # _____

DATE OF INSTALLATION _____

Attach Proof of Installation to this Form and Return to the Association Office

How Old Is My Water Heater??

Since you probably understand that appliances don’t last forever, one of the first questions you’ll ask yourself when something goes wrong is, “How old is my water heater?”. Here is some helpful information:

AO Smith

How old is my AO Smith water heater?

The year of manufacture for AO Smith water heaters is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

YY77X7777777 (1st and 2nd numbers of the serial number indicate the year of manufacture)

YY777 77777 (1st and 2nd numbers of the serial number indicate the year of manufacture)

YY77777777777 (1st and 2nd numbers of the serial number indicate the year of manufacture)

Note: Older units may have additional letters before the 1st and 2nd numbers *(Continued on next page)*

How Old Is My Water Heater?? (Continued from page 3)

Apollo

How old is my Apollo water heater or boiler?

The year of manufacture for Apollo water heaters is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

XYX77777 (1st and 2nd numbers of the serial number indicate the year of manufacture)

Note: Older units may have additional letters before the 1st and 2nd numbers

Bosch

How old is my Bosch water heater or boiler?

The year of manufacture for Bosch water heaters and boilers is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

77777777-77-Y777-7777 (11th digit represents the year of manufacture. Decade must be assumed.)

-or-

777777-YY777-77777-7777777777 (7th and 8th digit represents the year of manufacture)

Bradford White

How old is my Bradford White water heater?

The year of manufacture for Bradford White water heaters is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

YX7777777 (The 1st letter of the serial number indicates the year of manufacture)

A=2004 B=2005 C=2006 D=2007 E=2008 F=2009 G=1990/2010 H=1991/2011 J=1992/2012 K=1993/2013 L=1994/2014

M=1995/2015 N=1996/2016 P=1997/2017 S=1998/2018 T=1999/2019 W=2000/2020 X=2001/2021 Y=2002/2022 Z=2003/2023

General Electric or GE

How old is my General Electric or GE water heater?

The year of manufacture for General Electric water heaters is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

77YY000000 (3rd and 4th numbers of the serial number indicate the year of manufacture)

XX77YY777777 (3rd and 4th numbers of the serial number indicate the year of manufacture)

Gas units: GENG 77YYX77777 (3rd and 4th numbers of the serial number indicate the year of manufacture)

GSW

How old is my GSW water heater?

The year of manufacture for GSW water heaters is encoded in the serial number.

See [AO Smith](#)

Navien

How old is my Navien water heater?

The year of manufacture for Navien water heaters is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

7777XY77777777 (5th and 6th numbers after a letter of the serial number indicate the year of manufacture)

7777XYX77777777 (5th and 6th numbers after a letter of the serial number indicate the year of manufacture)

7777-YYYY7777-7777 (5th, 6th, 7th, and 8th numbers of the serial number indicate the year of manufacture)

7777-YYYY-777-7777 (5th, 6th, 7th, and 8th numbers of the serial number indicate the year of manufacture)

Rheem

How old is my Rheem water heater?

The year of manufacture for Rheem water heaters is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

Prefix – 77YYX7777777777X (3rd and 4th numbers of the serial number, after the letter prefix, indicate the year of manufacture. Prefixes may begin with the letters R, RN, RNG, RHNG, RHLN, RHUN M, R, A, or D)

Tankless YY.77-777777 (1st and 2nd numbers after a letter of the serial number indicate the year of manufacture)

Ruud

How old is my Ruud water heater?

The year of manufacture for Ruud water heaters is encoded in the serial number.

See [Rheem](#) (Continued on next page)

How Old Is My Water Heater?? (Continued from page 4)

Rinnai

How old is my Rinnai water heater?

The year of manufacture for Rinnai water heaters is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

2009 and later **Y7**. CA-777777 (1st letter of the serial number indicates the year of manufacture)

A=2009 B=2010 C=2011 D=2012 E=2013 F=2014 G=2015 H=2016 J=2017 K=2018 L=2019 M=2020 N=2021 P=2022 Q=2023

before 2009 **YY**. 77-77777 (1st and 2nd numbers of the serial number indicate the year of manufacture)

State Industries

How old is my State Industries water heater?

The year of manufacture for State Industry water heaters is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

YY77X777777 (1st and 2nd numbers of the serial number indicate the year of manufacture)

— or —

XYY77 X777777 (1st and 2nd numbers after first letter)

Takagi

How old is my Takagi water heater?

Call **888 882 5244** with the serial number.

US Craftmaster

How old is my US Craftmaster water heater?

The year of manufacture for US Craftmaster water heaters is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

YY7777777 (1st and 2nd numbers of the serial number indicate the year of manufacture)

Whirlpool

How old is my Whirlpool water heater?

The year of manufacture for Whirlpool water heaters is encoded in the serial number.

Y=year of manufacturer X=letter 7=numbers

YY77X777777 (1st and 2nd numbers of the serial number indicate the year of manufacture)

Note: Serial numbers may or may not have a letter.

If you need assistance, feel free to call the office and we'll come help you out ...

Don't be "that guy" ...

Dumpster Abuse: We continue to have residents put furniture, small appliances, heaters, etc in the trash dumpster. This is a cost to the Association if they are in the dumpster. There are ways to dispose of these items through the county and some for a small fee to dispose of Air Conditioners, for example. Please contact Rick for more information. We will have a new surveillance camera installed to monitor the areas more closely. It does cost the Association money, time, and effort when residents dispose of items not warranted for the trash dumpster. It is our individual responsibility to take care of the items on our own that do not belong in the dumpster.





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.

Valentine's Day Saltine Toffee Recipe

Ingredients

- 4 oz saltine crackers (about 1 sleeve)
- 1 cup butter
- 1 cup dark brown sugar
- 2 cups dark chocolate morsels
- $\frac{3}{4}$ cup pink (red and white M&Ms)

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Instructions

1. Preheat the oven to 400 degrees. Line cookie sheet with parchment paper or Silpat mat. Place Saltine crackers on the pan and make sure they are touching and the parchment extends past the crackers.
2. Combine sugar and butter in a medium saucepan and bring to a boil over medium-high heat. Let boil for 3 minutes. Pour immediately over Saltines, making sure all the crackers are completely covered.
3. Bake at 400 degrees F for 5 to 6 minutes. Remove from the oven and sprinkle chocolate morsels over the top. Let sit for 5 minutes. Spread melted chocolate and top with Valentine's Day candies. Refrigerate toffee for 2 hours. Once set, break into pieces. Enjoy!



Mediterranean Chicken Thighs

Ingredients

- 6 bone-in, skin-on chicken thighs
- Kosher salt and freshly ground black pepper
- 2 tablespoons extra-virgin olive oil
- 1 yellow onion, halved and sliced
- 1 red bell pepper, sliced into strips
- 1 yellow bell pepper, sliced into strips
- 3/4 teaspoon red pepper flakes
- 1/2 pound baby gold potatoes, quartered
- 3 garlic cloves, peeled and thinly sliced
- 1 cup cherry tomatoes
- 1/2 cup red wine vinegar
- 1 tablespoon chopped fresh oregano leaves
- 1 tablespoon fresh thyme leaves
- One 12-ounce can quartered artichoke hearts, drained
- 1/3 cup crumbled feta cheese
- 2 tablespoons chopped fresh parsley

1 Directions

1. Preheat the oven to 400 degree F. Heat a large, high-sided, oven-safe skillet over medium-high heat. Sprinkle the skin side of the chicken thighs with salt and pepper. Add the olive oil to the hot pan and place the chicken in the pan, skin-side down. Sprinkle the other side of the chicken with salt and pepper. Let the chicken cook until it easily releases from the pan and is golden brown, about 8 minutes. Flip the chicken and allow to cook for an additional 2 minutes. Remove the chicken to a plate and set aside.
2. Turn the heat down to medium and add the onion, peppers and red pepper flakes and sprinkle with salt. Let the vegetables cook, stirring regularly, until slightly wilted, about 3 minutes. The natural liquid from the vegetables will help deglaze the pan. Add in the potatoes and garlic and sprinkle with salt and cook, stirring occasionally, for an additional 3 minutes. Add in the tomatoes, vinegar, oregano, thyme and artichoke hearts. Sprinkle with salt and pepper and stir to combine. Turn off the heat and nestle the chicken thighs on top of the vegetables.
3. Transfer the pan to the oven and bake, uncovered, until the internal temperature of the chicken is 165 degrees F and the potatoes are fork tender, about 35 minutes. Remove the pan from the oven and sprinkle with feta cheese and parsley.

