

Edgewater Community Newsletter

ISSUE 6

JUNE 2023

Annual Meeting and Elections ...

The Annual Association Meeting and election will take place on Sunday, June 11 at 4:00 pm. Continuing with the State of New York restrictions against large assemblies, the election and annual meeting will be conducted electronically. There will be Zoom practice/instruction sessions this coming week. Emails with date and time will be sent to all residents.



Ballots have been sent to all owners to fill the three positions on the Board for two-year terms. Although all three candidates are running unopposed, it is vital that you submit your ballot so a quorum will be presented.

INSIDE THIS ISSUE:

MayBoard Highlights	2
Facebook, Drones, Pets, Reminders	3
Pool Rules	4
Clean Up	5
Visitor	6
Contractors	7
Insurance Guidelines	8

Parking ...

All residents are required to have an ECA parking sticker affixed to their vehicle and reminded that guests or visitors must park in the designated parking areas.



Reminders for Returning Residents

The speed limit within the community is 10 mph. It's easy to overlook this, however, as residents return, more and more people will be walking the grounds.



Edgewater Condominium Association

Meeting Highlights- May 20, 2023

Community Garden: There are residents from 12 different units and four new gardens already part of the Community Garden with gardens staked out with unit numbers. If you would like to join the garden, there is still some space left with one 40ft row that can be split into two as well as two 5x5 squares available. Look for more information on a compost bin, gifted to the garden. Everyone is enthusiastic and ready for the weather to cooperate to start planting.

Pool Preparation: An issue with the temperature sensor on the solar heater has been replaced with a new sensor. Look for a good pool temperature by the end of next week with the nice weather forecast ahead.

Animal Traps: The four traps set have caught a possum and five raccoons, so they are working. Unfortunately, someone did release a raccoon. Please don't do that. There is a \$50 charge every time a trapper comes here and this act was an unnecessary expense to the Association. It is also very unsafe as well as against the law to release an animal in the trap; the person(s) will be charged if they are caught releasing an animal from a trap.

Nominating Committee Selections: Bios of the residents sent forth to run for a Board position were mailed out. Those not nominated who wish to run will need to petition to run within the waiting period established by the By Laws.

Annual Election and Meeting Notices: Look for the Annual Election and Meeting notice coming in the mail in May. Please note the dates in the letters as they are time sensitive to the Annual Election and Meeting on June 11, 2023. The Annual Election and Meeting will take place *online* at 4:00 pm on June 11, 2023.

Laundry Now Available: After the recent repair of a leaky washing machine, the laundry facility, located by the Office building, is open and ready for use.

March 6 Thank You: Much appreciation to Marilyn, Avery, Norm, and everyone who helped with the Coffee and Donuts Social during the morning of the March 6 planned power outage. Thank you to all who were able to come and enjoy the sunshine and visit with friends.

Social and Recreation Committee: Look for information coming regarding activities for the summer season. If you would like to join the committee, please reach out to any Board member.

Repairs: Contractors for the 1200 building roof repair, 500 building sidewalk repair, and 1100 building drainage repair have been contacted and will begin work as scheduled.

Kimberly Alonge, Secretary



BOARD OF MANAGERS

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To join the Edgewater Facebook Group, search Edgewater Condominium Association (ECA). You will need to type your unit number, answer 3 questions, as well as agree to the group rules before approval to join. Below is our group cover photo you should see. Please reach out to Kimberly Alonge at 68elvis@gmail.com with any questions.

Friendly Reminders ...

- ◆ Bikes must be kept in a bike rack when not in use, not on roadside balconies or under stairs.
- ◆ No furniture or other personal items shall be left on the common property when not in use, nor be stored there overnight.



Drones ...

Drones and remote control vehicles are restricted to the western field south of the 1300 Building, may not be operated in any parking area or near any vehicle storage, and may not be operated over or near any ECA buildings, including residences or the pool area.



Dog Walking...

We all love our pets, but please pick up after them. Flashlights are inexpensive for those who go out in the evening. Be considerate of others. Walk your pet away from the buildings so they don't relieve themselves against shrubs and flowers placed at units. Vineyard and waste treatment plant areas should be avoided due to chemical grape sprays in use, creating an unhealthy atmosphere.

Swimming Pool Rules

All pool rules must be obeyed and will be strictly enforced.

Swim at your own risk – NO LIFEGUARD on duty.

Pool hours 8:00am to 10:00pm. The pool will be closed for maintenance whenever necessary.

Admittance to the pool is accessed through the men's and ladies' locker rooms. One key card will be provided for each unit. No extra/spare key cards will be issued. In the event of loss, owners must notify the office for deactivation. A replacement card may be obtained for a replacement fee.

All guests must be accompanied by an owner at all times. All persons under the age of 18 must be accompanied by, and under the supervision of, an adult.

Diving, running, jumping and/or horseplay are prohibited.

Evacuate the pool area and go to a safe indoor location at the first sign of thunder or lightning. Return only after the storm has passed.

Glass containers are prohibited. Cans and plastics are acceptable.

Food is allowed only at tables in the pool area. You are responsible for picking up all debris and disposing of it properly.

Any toys and floats provided are to be returned to the proper container when not in use.

Recreational loungers, floats and balls are prohibited in the pool. Personal safety floatation devices (life jackets, swimmies or water wings, etc.) are permitted and encouraged.

Pool diapers are required for babies at all times in the pool.

No more than eight people from one unit are allowed in the pool at one time.

Smoking is not permitted anywhere within the fenced pool area.

Pets are not allowed within the fenced pool area.

Music may be played with headphones only, or with agreement from all others utilizing the area, and then only at a volume that does not disturb others.

Tables or chairs may not be reserved by leaving towels or personal items. Unattended items may be removed.

Owners are required to read, sign and agree to abide by the above Pool Rules and Regulations and acknowledge liability should any damage occur due to the actions of themselves, family, and guests.

Owners must further agree not to give their key fob/card to children under the age of 18 or unaccompanied guests.

Additional restrictions and rules may be enforced as required based on Health Department restrictions or guidelines.



Let's all pitch in! ...

Front porches and back enclosures/patios are the first things seen by residents, guests, and potential buyers. As we all want to keep our property values up, and we want to live in a beautifully maintained community, please remember to do a good old spring clean up.

Spring clean up of front porches ~ remove snow shovels and anything other than furniture and decorations, arrange furniture and decorations in aesthetically pleasing manner, remove weeds, sweep, etc.

Spring clean up of back enclosure rooms and patios ~ remove excess and unwanted furniture and decorations, arrange what's left in an aesthetically pleasing manner, move storage items to an area that is unseen by anyone passing by, make sure there is nothing that could attract rodents, etc.



Don't be these guys ...

An Unusual (and unwelcome) Visitor ...

A week ago we had an unusual sighting here at the 1200 and 1300 areas. Dan Johnson, 1301, submitted the photos.



This shows the importance of NOT having bird feeders ... They attract unwanted guests who will return for an easy meal

CONTRACTOR LIST

The following is a list of available contractors that have done work here at Edgewater in the past. These are all independent contractors and we show no preference.

ELECTRICIANS:

Sanderson Electric	716-753-0536
Simpson Electric	716-753-6997
Stratton Services	716-269-9916

PLUMBERS

Casale Plumbing	716-366-1700
Gugino Plumbing	716-679-0080
Howard Plumbing	716-326-3912
Klingensmith Plumbing	716-753-2966
Ruch Plumbing	716-753-6064
Sventek Plumbing	716-269-9477

GENERAL CONTRACTORS

Al Sager	716-785-4512
Alexander Construction	716-326-7869
Barber Construction	716-326-4692
Miller Construction	716-499-0121
Newman Builders	716-326-4295
Stratton Services	716-269-9916

AIR CONDITIONER INSTALLATION & SERVICE

Vecchio Brothers	716-673-9488
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APPLIANCE REPAIR

Patton Appliance Service	814-725-9787
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WINDOWS & DOORS

D&S Glass	716-664-9321
Window World of Jamestown	716-763-0025



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.