

Edgewater Community Newsletter

ISSUE 10

OCTOBER 2024

Winter is Coming ...

Mother Nature will soon be upon us ... again ... and we're busy preparing the grounds and equipment. The pool is closed. Over the next month the picnic tables will be stored, Lake access stairs removed and outside water turned off. Are you prepared? If you're leaving us for the season, make sure you fill in a consent form, reminding us to check your unit during cold months; turn off your water heater; make sure cabinet doors are open for air circulation, and most of all, turn your thermostats to 55 degrees.



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Board Members Are Volunteers ...

All your elected board members are volunteers. If you have a complaint or concern do it through the proper channel, not by bothering a board member at a social event, calling them on the phone or knocking on their door. Contact Rick at the office by phone or email and let him know your concern. Email or filling out a complaint form is the preferred method because it creates a paper trail. The same holds true for our maintenance employees. Don't complain to them. They have jobs to do and don't want or need your input on how the operation should run.

Come to a board meeting to express your views, or, if you think you can be a productive asset to the community, submit your name to be placed on the ballot for the next election. The really sad part is that the few residents that are the biggest complainers don't attend board meetings. There is always time before the meeting agenda begins, as well as time following the meeting for residents to speak.

EDGEWATER CONDOMINIUM ASSOCIATION BOARD MEETING HIGHLIGHTS Sept 28, 2024

Managers' Report

Winter Consent forms

The form allows the EC management to inspect the properties during the time when the properties are unoccupied. When the temperature falls below 20 degrees F, management will enter the units to inspect for any problems that may arise due to these low temperatures. As of this date, Management has received very few completed consent forms as requested

ECA drainage project

There has been a major upgrade to the downspout drainage at buildings 800,900 and 1000. The work should alleviate the problems experienced in the past around these buildings.

The down spout issue at building 400.

The contractor for this work has been contacted and noted that the materials to replace these downspouts are on order. The issues on this building should be corrected when these new downspouts are installed

Pool Closing

The pool will be closing on Tuesday October 1st residence can start to park bikes (if well identified) in the pool building.

Beach Access

The stair access to the beach will be pulled up at the end of October in preparation for the coming winter season

New Business/Correspondence

A request for the placement of paver stones to be installed on the lake side at #403. This installation is in keeping with the previously allowed installations out to 40". The Board accepted this request without further discussion.

A request by Property #907 for a kitchen upgrade. Plans and explanation of the change were submitted to the property manager and distributed to the board for approval. The Manager stated that this request was more as a heads up that this work will commence. The Board accepted this request without further discussion.

The Manager discussed the installation of the washer/dryer in the laundry in the manager's office building. The installation has been approved and will commence within 30 to 60 days.

The Board President discussed the subject of the pool building window replacement. The Manager stated that the board had requested bids for replacing the pool building windows and that Window World was selected for this installation project. The Treasurer stated that the board had discussed the replacement of these windows since this building has the most resident usage. This building could be used as an emergency shelter in the future. Hopefully in a year or so we can start replacement of windows in other common area buildings. The Board accepted this request without further discussion.

Respectfully submitted,

Charles Sist, Secretary

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Bicycle Storage ...

The bike racks will be removed by the end of October. Anyone wishing to store their bikes in the pool building may do so, providing they are properly identified with name and unit number. Bikes must be removed from the pool building by May 15, 2025.

Dog Walking ...

A reminder to all that pet walking and waste disposal also includes the areas across from all buildings, including the areas across from the 400, 500, pool, 900 buildings and the exit road.



The Grapes ...

Although we all enjoy the smell of the grape vineyard and most of us enjoy the taste, a reminder that our grapes are under contract with a local harvester. Picking a handful is never really a problem, but filling basket after basket for your own personal use is not allowed. Wait until they have been harvested and check near the end of the rows where the mechanical harvester misses. Take all of them you wish. Keep in mind others may want some as well, so don't do you own personal grape harvest.



Edgewater Condominium Association

CONSENT FORM

We/I hereby give the Board of Managers and staff of Edgewater Condominiums, Westfield, New York, permission to enter and check my unit during the winter months while We/I am gone. The signature below indicates that We/I will not hold the Board of Managers or their staff liable for any damages that may occur during Our/My absence, except to the common elements as proscribed in the declaration. (Please indicate the date you will be leaving and returning to Edgewater).

Thank you.

Unit Owner Signature	
Building and Unit Number	
Winter Telephone Number	
Date Leaving	
Date Returning	
Today's Date	

**We will check your unit twice a month,
beginning in November and continuing through April.**



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.

Do You Own A Fireplace??

If you own an active or inactive fireplace you will be receiving a letter from the Association Board regarding inspection and certification. A Resolution requiring inspection was passed in 2016 requiring the inspection follows:

- a. The owners of each unit in the Association that is equipped with a fireplace and chimney shall be required to have their fireplace and chimney cleaned and inspected annually prior to September 1st.
- b. Contractors must file with the Association an original and current copy of a certificate of insurance in a form acceptable by the Association.
- c. The fireplace and chimney shall be cleaned and inspected by a qualified chimney inspection firm. The Homeowners shall submit to the Association an original certification of the inspection from the contractor stating that the fireplace and chimney have been cleaned and inspected and serviced and/or repaired as needed. Said certification shall be submitted every year prior to September 1st.
- d. If the fireplace is found to be unrepairable or unserviceable, the fireplace will be permanently disable, removed or replaced with a new fireplace.
- e. In cases where the fireplace has been disabled the Homeowner shall submit to the Association written documentation from the chimney inspection firm indicating the date that the fireplace has been disabled ensuring that it will not be operated in the future. If the Homeowner chooses to return the fireplace to service, the fireplace, chimney, and any modifications made must meet the requirements of articles "C" and "D" above.
- f. If removed the Homeowner shall provide written proof from the chimney inspection firm that the unit has been removed. This documentation will be in the form of a signed and dated letter to the Board of Managers.
- g. Homeowners found in violation of this Resolution shall be subject to all rights and remedies available to the Association with the rules and regulations titled "Enforcement" relating to a system of fines: which stipulates that violators will be given a specified number of calendar days from the date of warning to correct the rule violation, after which a nominal fine will be assessed weekly up to a maximum amount until the fireplace and chimney are inspected, cleaned, repaired or removed if necessary, and the report filed with the Association.



Sheet Pan Chili Cheese Fries

Ingredients

- Frozen french-fried potatoes prepared without fat
- 60 item(s), crinkle cut variety
- Low-fat or fat-free canned vegetarian chili 14 3/4 oz
- Pico de gallo 1/3 cup(s)
- Smoked paprika 1 tsp
- Reduced fat cheddar cheese 1/2 cup(s), shredded, or reduced-fat Colby Jack, shredded
- Scallions 1/4 cup(s), chopped, or sliced
- Pickled jalapeño peppers 2 Tbsp, chopped

Instructions

1-Preheat the oven to 425°F. Line a sheet pan with parchment paper.

2-Arrange the fries on the prepared pan; bake until crisp, about 20 minutes, stirring after 10 minutes.

3-Meanwhile, in a medium microwave-safe bowl, stir together the chili, pico de gallo, and smoked paprika; cover and microwave on High until thoroughly heated, 2 to 3 minutes.

4-Remove the fries from the oven (leave the oven on). Spoon the chili over the fries; sprinkle evenly with the cheese.

5-Return the fries to the oven; bake until the cheese melts, 3 to 5 minutes. Remove from the oven and sprinkle with the scallions



High-Protein Sausage-Egg Breakfast Bake

This breakfast casserole is loaded with veggies and sausage, and it couldn't be simpler to make. Keep it on hand for the week, reheating pieces as you need them for 2 to 2 ½ minutes in the microwave.

Ingredients

- Cooking spray 4 spray(s)
- Egg 15 item(s), large
- Table salt 1/2 tsp
- Black pepper 1/4 tsp
- Cooked chicken sausage 12 oz, sliced
- Frozen pepper and onion blend 14 oz, thawed
- Cherry tomatoes 1 cup(s)



Instructions

- 1-Preheat the oven to 375°F. Coat an 11 x 7-inch baking dish with cooking spray.
- 2-In a large bowl, whisk together the eggs, salt, and pepper until well combined. Stir in the sausage.
- 3-Spread the peppers and onions onto a layer of paper towels or a kitchen towel; gently pat dry.
- 4-Stir the pepper mixture and tomatoes into the egg mixture.
- 5-Pour the egg mixture into the prepared baking dish. Bake until set, 45 to 50 minutes. Cut into 6 equal pieces.

Notes-If you forget to thaw the frozen veggies ahead of time, you can -microwave them for a couple of minutes to thaw. Be sure to pat them dry so they don't release too much water into the casserole.

