



# Edgewater Community Newsletter

ISSUE 3

MARCH 2025

## Nominating Committee ...

A Nominating Committee will be formed soon, headed by board 2nd vice-president Greg Smith and Secretary Charles Sist. The annual election will be June 8 at the annual meeting. Volunteers should submit their name to either Greg or Charlie if they are interested in serving. The only stipulation is that volunteers must not be seeking an elected position. Terms that expire this year are David Gayley, Nanette Bartkowiak and Kimberly Alonge. All three plan on seeking another term.



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## Creek Area Clearing ...

A number of residents have expressed concern that the clearing project near the creek is impacting our animal neighbors. Debris that has fallen into the creek has been removed and an old walking pathway has been restored, making the area more accessible to walkers. Areas where animals may reside have been left untouched and trails leading the wooded area west of our property where deer and other animals live (including bears) can be clearly seen.



The other area of concern is the easternmost area of our property where metal and scrap. The area is also used to dump leaves once they have been collected; they will eventually turn to mulch. Once there is a sufficient amount of scrap metal, it will be removed to be recycled, rather than indiscriminately taken to the landfill.

**EDGEWATER CONDOMINIUM ASSOCIATION  
BOARD MEETING HIGHLIGHTS February 22nd 2025**

***MANAGER'S REPORT PRESENTED BY R Clawson***

**Snow Removal**

Rick stated that our maintenance personnel have been working diligently to keep the roads, sidewalks clear and passable for the residence.

Unit check will start again on Monday February 23rd to stay ahead of any freezing that may occur. Kimberly gave a "Shout-Out" to the maintenance staff. She hoped that the residence appreciated all their hard work and thanked Rick for his early morning plowing efforts for the people who must leave the property early for work.

**COMMITTEE REPORTS:**

No committee reports were discussed at this time.

**OLD BUSINESS:**

No old business was discussed at this time.

**NEW BUSINESS/CORRESPONDENCE.**

Dave stated that the build out on the lake side patio of unit 405 was up for a vote of approval by the Board. Nanette had a question on the location of the exterior of the build-out. She wanted assurance that the finished exterior was back a few inches and not jutting out passed the existing concrete patio floor. Greg stated that the new enclosure wall should not exceed the existing concrete. Rick assured the Board that this will not be the case based on the drawings submitted by the unit owner. Charlie stated that the Rules and Regulations defines this requirement. Nanette made a motion to accept the request by the owner of unit 405 to enclose the unit patio area. Kimberly seconded the motion. The motion passed 5-0 without further discussion.

**OPEN FORUM FOR GUESTS:**

A resident (Laird #406) asked for assurance that the roof repair/replacement and the patio enclosure would not be conflicting efforts. Rick stated that the enclosure would be finished long before the roof construction activities would take place. The board has not, yet received any responses from any of the bidders.

**NEXT MEETING:** March 29th at 11:00 by Zoom

**ADJOURNMENT:** A motion to adjourn the meeting was made by Dave and seconded by Kimberly. The motion carried in favor 5-0, without further discussion. The meeting adjourned at 11:12pm.

**EXECUTIVE SESSION:** An Executive Session was not held.

Respectfully submitted

*Charles Sist*, Secretary

**BOARD OF MANAGERS**

David Gayley, President  
(609) 610-8406  
[debg5224@gmail.com](mailto:debg5224@gmail.com)

Kimberly Alonge, 1st Vice President  
(716) 753-0453  
[68elvis@gmail.com](mailto:68elvis@gmail.com)

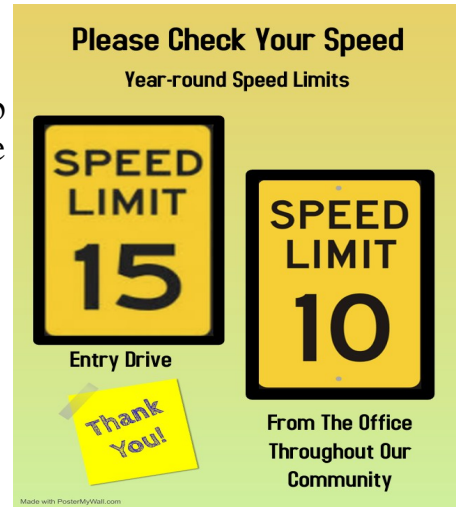
Greg Smith, 2nd Vice President  
(716) 679-8417  
[gsmad909@outlook.com](mailto:gsmad909@outlook.com)

Charles Sist, Secretary  
(936) 665-7668  
[carlito\\_too@yahoo.com](mailto:carlito_too@yahoo.com)

Nanette Bartkowiak, Treasurer  
(716) 785-5000  
[nbartkowiak53@gmail.com](mailto:nbartkowiak53@gmail.com)

# Reminders for 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.



## Dog Walking...

We all love our pets, but please pick up after them. Flashlights are inexpensive for those who go out in the evening.



## Don't be "that guy" ...

**Dumpster Abuse:** We continue to have residents put furniture, small appliances, broken 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, with some for a small fee. Please contact Rick for more information. There are surveillance cameras 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.

## Cabbage Alfredo with Mushrooms

### Ingredients

½ cup butter, divided  
12 cups thinly sliced green cabbage (2 1/2 pounds)  
8 ounces cremini mushrooms, sliced  
3 cloves garlic, minced  
¾ teaspoon salt  
½ teaspoon black pepper  
1 cup heavy cream  
1 cup shredded Parmesan cheese  
Chopped fresh parsley  
Shaved Parmesan cheese

### Directions

1. In a Dutch oven, melt 1/4 cup of the butter over medium. Add cabbage; cover and cook, stirring occasionally, 7 minutes. Stir in mushrooms, garlic, salt, and pepper. Cover and cook, stirring occasionally, 5 minutes.
2. Uncover; cook until tender and any excess liquid evaporates, about 5 minutes. Transfer to a bowl.
3. Melt the remaining 1/4 cup butter in the Dutch oven. Add cream; cook over medium, stirring occasionally, until sauce starts to thicken, about 5 minutes. Add Parmesan cheese, stirring until thick and smooth. Return vegetables to pan; stir to coat and heat through. Serve topped with parsley and Parmesan.



# Shamrock Smoothies

## Ingredients

6 kiwi fruit, peeled and quartered  
1 cup seedless green grapes  
1 banana, peeled and cut into 1-inch pieces  
1 6 ounce carton key lime- or vanilla-flavored yogurt  
1 cup orange juice or white grape juice, well-chilled  
3 tablespoons honey  
2 - 4 tablespoons rum\*  
1 - 2 drops green food coloring (optional)  
Fresh kiwifruit slices

## Directions

1. Place kiwi fruit and banana in a 15x10x1-inch baking pan. Place in the freezer and freeze, uncovered, for 2 hours or until frozen\*\*.

2. In a blender, combine grapes, yogurt, orange juice, honey, rum and about 1/3 of the frozen fruit. Cover and blend until almost smooth. Gradually add remaining fruit, blending after each addition until almost smooth. Add food coloring, if you like.

Pour into glasses and garnish with kiwifruit slices.

\*Rum may be omitted for a fruity, colorful, alcohol-free drink.

\*\*Once fruit is frozen, it may be transferred to a freezer container or storage bag for longer storage.

