

# Edgewater Condominium Association **COMMUNITY NEWS**



Volume 12 □ Issue 12 □ December 2012

## **2013 Budget Adopted: No Monthly Increases**

At the November Board Meeting, Jim Parks, Board of Managers Treasurer, detailed spending plans for 2013.

Jim made his presentation to other members of the Board, as well as several guests, giving highlight of plans for the new year, including completion of deck restoration on four buildings, re-paving of the exit road and replacing the steps to the beach.

The complete 2013 budget will be posted on the Edgewater website, and also will be included with the 2013 payment coupon books to be mailed out by December 21.

## **Rules & Regulations: Updated, Adopted**

After several months of review, the Board adopted modifications to the Rules and regulations at the November 28th meeting.

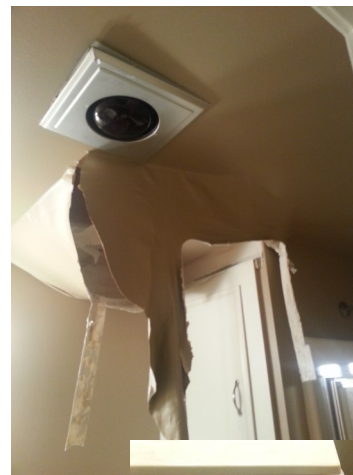
We will be posting some of the changes in the newsletter. The updated rules will be included with the coupon books and will be posted on the website.

## **Replace that Outdated Hot Water Tank!!**

Owners are being reminded that hot water tanks need to be replaced within a reasonable amount of time, and certainly within the manufacturer's guideline. The Board recommends that tanks be replaced every six years.

If the tank malfunctions, causing damage to the homeowner's unit or neighboring units, the homeowner will be financially responsible for the repairs. Homeowners must complete a form and notify the Board when they replace their hot water heater. This information will be maintained in the Association office.

A ruptured tank costs more than just money. It creates a great inconvenience to both the owner and any other unit affected by the water damage.



*These photos show the results of what can happen when a hot water tank ruptures. The tank was last replaced in 1997, ruptured, and completely destroyed the ceiling of the first floor unit directly below, leaving about an inch of water on the floor.*



**Next Board  
Meeting:  
Tuesday, December  
11  
6:00 p.m.,  
Association Office**

# COMMUNITY NEWS

## EDGEWATER COMMUNITY CLASSIFIEDS

Beginning this month and continuing for three months we will experiment with a "residents only" classified section. If you have a personal item to sell, submit your listing to the office.

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CELESTRON GT RELECTING TELESCOPE. Complete and in carrying case with many accessories, including star tracking software. Cost over \$500. \$250 negotiable. Debbie Lincoln 338-3904

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BOSE COMPANION MULTIMEDIA SPEAKER SYSTEM. Brand new in box. Can be used on any PC or laptop. Includes speaker, cable, AC adapter. Graphite w/ silver trim. Retail for \$95. Asking \$80 or best offer. Ruth Pettit 326-8668.

## BEACH ACCESS

Because the beach stairs are going to be replaced in 2013, the stairs to the beach will be left in place this year. We normally remove the bottom section to prevent damage.

Residents are reminded that the stairs and beach access are used at your own risk.



## Board of Managers

Laura Peacock, President  
716-725-1477  
[laurajp07@gmail.com](mailto:laurajp07@gmail.com)

Jack Horst, 1st Vice President  
716-326-6490  
[kathhorst@roadrunner.com](mailto:kathhorst@roadrunner.com)

Jeff Hoy, 2nd Vice President  
724-944-6285  
[hoyjt@roadrunner.com](mailto:hoyjt@roadrunner.com)

Jim Parks, Treasurer  
843-812-6372  
[TheParks@islc.net](mailto:TheParks@islc.net)

Ray Mapston, Secretary  
716-326-7617  
[susanray66@msn.com](mailto:susanray66@msn.com)

## Staff

Rick Clawson, Administrator  
716-326-2186 office  
716-753-6348 cell  
[office@edgewatercondos.net](mailto:office@edgewatercondos.net)

## Rules & Regulations ...

This month we continue reviewing the rules and regulations. The following section has been modified drastically from years past. Please take the time to read it.

### Enforcement

The following procedure will be followed regarding enforcement of the rules and regulations:

The Board is responsible for insuring that the Rules and Regulations are enforced. (Amended By-Laws Article IV Section 12)

The Board and/or the Administrative Manager will routinely check the property for obvious violations of the Rules. Owners may also report violations, in writing, to the Board of Managers. Violations which pose a threat to personal safety or the safety of the property will be addressed immediately.

For less serious violations, a three step process will be used to address the violations as follows:

The Administrative Manager will confirm the violation and attempt to contact the violator to resolve the violation.

If the first step is unsuccessful in curing the violation, the Administrative Manager will confirm to the Board that a violation has indeed occurred, and the parties responsible have been identified, and by direction from the Board, shall prepare a written warning, which shall be mailed or hand delivered to the resident(s) in violation of the rule(s).

If the preceding two steps are not successful the Board will assess fines, or take further legal action, or both to cure the violations.

The warning shall identify the specific rule(s) violated. If the violators do not own the unit where they reside, the warning shall be issued to the owner concurrently.

Violators will be given 15 calendar days from the date of warning to correct the rule violation, after which a \$25 fine will be assessed weekly up to a maximum amount of \$300.

If the violator is not the owner, the fine will be assessed against the owner. If the identified parties believe an error has occurred, they may request in writing to be put on the agenda of the next board meeting to appeal the fine(s).

All unpaid fines shall be subject to the interest penalty accrual resolution that became effective on January 1, 2011.

Violations that are not corrected through the enforcement process described above or ongoing violations of a more serious nature may result in legal action at the discretion of the board.

Records of warnings and fines shall be logged and reported, in writing, and will be available to the Board of Managers. Records shall be maintained in the association office.