

Edgewater Condominium Association

COMMUNITY NEWS

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Keys, Keys, Keys ...

We feel it is important to bring up the section of the Rules and Regulations regarding keys. Recently we found out that some of the keys are missing or outdated. Representatives from the Board will be going door to door to test the keys in the very near future and letters will be sent to those in non-compliance. If we need to gain entry, for whatever reason, and your key is missing or does not work, any damage that occurs in gaining entry is the homeowner's responsibility. Page 10 from the Rules and Regulations follows:

Locks and Passkey

The Board of Managers **MUST** retain a passkey to the premises. Owners who install new exterior locks must insure a new key or passcode is provided to the Office.

Rec and Social - Scheduled Events

Upcoming events scheduled by the Rec and Social Committee include:

Annual Beach Clean Up - Thursday, July 11th, 4:00pm

Bring gloves and a beach chair. Stay for a hot dog roast afterwards

Nature Trail Restoration - Tuesday, July 16th, 11:00am

Meet at nature trail across from Building "P". Bring gloves and clippers if you have them

Concert at Noble Winery - Friday, July 19th, 6:00pm to 8:00 pm

"Free Country Band"

Bring your lawn chair and picnic dinner to enjoy an evening of Noble wine, music and fun!

Edgewater neighbors-meet at the winery

Lunch at Brazil's Restaurant, Main St. Westfield -Thursday, July 25th

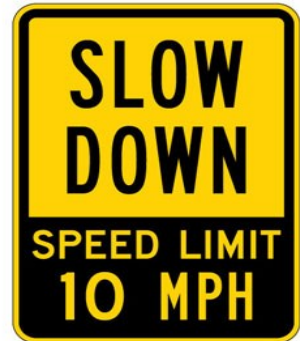
Meet at the Pool building at 11:45 to carpool or at the restaurant at noon

Reminder: Every Tuesday at 6:30pm thru August 13th

Westfield Wellness Walkers

Meet at the Pool Building at 6:00pm to carpool or at WFP parking lot, 138 E. Main Street.

(Across from Tops)



Next Board Meeting:

Saturday, July 27

9:00 a.m., Lakeside Lounge

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Treasure Sale a Huge Success!!

The Edgewater Rec and Social Committee raised \$1,280.65 at their July 29th Treasure Sale. Approximately 75-80% of the donated items were sold. Unsold items were donated to Rural Ministries, Dunkirk. Thank you to those who donated items for the sale and to those of you who came out in the rain to shop. You helped make the sale a big success!!



New Procedures for Unit Rentals ...

The Edgewater office will no longer be “loaning” out keys to renters. If you deal through a rental agency it is your responsibility to supply the agency with a key to your unit. The rental agency will then fill out all necessary paperwork and return it to the office.

If you deal directly with either long-term or short-term renters, paperwork will be available in the office. Short-term renters will be issued a temporary parking pass to be displayed from the inside mirror.

A pool rules agreement must also be signed by the renter prior to using the pool. This is imperative so PLEASE do not give out your pool key. Unknown persons in the pool will be asked to leave if they have not signed the rules agreement.

The following is the section regarding rentals and leasing, taken directly from the Rules and Regulations.

Leasing of Units

All owners who rent to a tenant shall:

- ◆ Provide the tenant with a copy of the Rules and Regulations.
- ◆ Include in the lease agreement a provision that the tenant has been given said copies, has read and understood, and agrees to abide by these documents.
- ◆ Notify the Board of Managers in writing that the unit is tenant-occupied, giving the name(s), address and phone number of the occupants.
- ◆ Provide to the Board the name of any agent retained by the unit owner to manage the unit for him/her. The unit owner is responsible at all times for the enforcement of the established guidelines.
- ◆ No condominium unit shall be rented for transient or hotel purposes.

Laundry Facilities to be Updated ...

Both laundry facilities are slated for a total overhaul this month. The Board of Managers has contracted with national corporation Mac-Gray to lease new equipment, retiring all the old, worn equipment we now own.

This will provide for new equipment, including some high-capacity washers, and will work on an electronic card. Quarters will no longer be necessary.

Details and an informational open house will be scheduled once the new equipment is here.



Safety & Security

Dial 9-1-1 if you are the victim of a crime or to report suspicious activity. Notify the office ONLY after you have reported the activity to the police.

- ◆ Lock your doors and windows
- ◆ Lock your car

