

Edgewater Condominium Association

COMMUNITY NEWS

Next Board Meeting
Saturday, September 27
8:00 a.m.
Lakeside Lounge

Volume 14 □ Issue 9 □ September 2104

President's Notes

At our recent board meeting we reviewed Roberts Rules of Order to better manage our meetings and conduct the business of Edgewater Condominium Association (ECA). This review will help the board focus on the important issues of our association as well as provide appropriate input from guests.

There has been much consternation within ECA concerning the natural beauty of our location and the care taking of this natural setting. As a result the board has put a moratorium on all actions addressing grounds modifications as well as tree trimming for our property. A long term goal/vision will be included in the Strategic Plan to guide this and future boards with suggested landscaping implementations.

Speaking of the Strategic Plan Ray & Greg are making more headway with the help of other homeowners and volunteers knowledgeable in specific areas of expertise. Look for their update in this newsletter.

Budget is moving along as well, the board had its first meeting and has scheduled a second for early this month to focus in on our present results and future projects. The most important project on our radar is the Waste Water Treatment System (WWTS) which includes two grinder/pump stations. Significant expense is forecast for this item including upgrades and new equipment. Not all projects are as forbearing as the WWTS, items involving association internet, the pool and recreation areas are being included as well. Look for a questionnaire in the near future regarding the internet.

The board has also been approached by a real estate agent regarding the property immediately adjacent to ours on the west boarder. It is for sale and the price is reportedly negotiable. A purchase of this property would require a vote by all the homeowners, feedback from you to the board would be extremely beneficial regarding your thoughts of a possible purchase of this nature.

Once again I hope all are having a great year and continue to have a safe summer.

Jeff Hoy

Treasurer's Report



The Board met in August to begin the 2015 budget process and will hold its second meeting on September 6, 2015. The budget will be presented at the November board meeting for homeowners to review and approve. Its important for you to make plans to attend this meeting since we will be presenting both an operating budget and a capital projects budget for 2015 and you will have the opportunity to ask questions.

For the seven months ended July 31, 2014 we have a balance of \$44,059.49 in our checking account and a balance of \$121,951.28 in our reserve account. I am pleased to report our net income year to date is \$40,250.28 compared to a budgeted net income of \$38,245.61. Our delinquencies that are greater than 90 days total \$28,659.37 and \$26,189.27 is owed by one unit owner that is currently in foreclosure.

In my article last month, I mentioned we had one unit that was in the foreclosure process and a sheriff's sale was to take place the end of August. In speaking to the attorney last week, this was delayed another six to eight weeks. The delay was due to a potential offer that was to be made but fell through. Once the date has been set, the court requires the sale to be published in local newspapers for four weeks and I will ask Rick to post it on our community board and in the laundry rooms. If any homeowner is interested in making a bid, you will need to submit your bid at the sheriff sale.

If you have any questions regarding the financials, please email me at ferrisparetired@gmail.com.

Debbie Ferris

Creating Our Future: Edgewater Strategic Plan

The Edgewater Condominium Community --because of its size, complexity, diverse maintenance needs, and environmental setting on Lake Erie's southern shore--requires constant attention and nurturing. This is where the Edgewater Administrator and the board of managers you elect have a crucial role.

An important management focus of the board is visionary leadership--in other words thinking to the future. Accordingly, completing a 5-year strategy plan for this special place is a top priority.

A Strategic Plan is important to set goals and provide clear, organized direction for the long-term management of Edgewater. A Strategic Plan also ensures continuity in administration.

(continued on next page)

It's Our Home

Edgewater is a unique getaway for our families as well as guests that hear about this "Jewel on the Lake" and come to visit. However to maintain the pristine nature of our 'Jewel' we have RULES that not only apply to us as homeowners but our visitors and renters as well. If you are a homeowner that utilizes your condo for short term rentals be advised that renters that are here less than six (6) months are considered short term renters and are not permitted to have pets on the property. You are accountable and responsible to insure this rule is maintained regardless if you rent through an agent or directly yourself.

As for those of us that have periodic visitors we too are accountable and responsible for ensuring that the RULES are followed. This means leashes are on ALL pets, maintain a 50 ft. distance from the buildings while walking them, and MOST IMPORTANTLY cleanup after your pet. Respect everyone's use of our property by using common sense while enjoying the grounds, after all this is our home.

Jeff Hoy

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Strategic Plan ... (continued from page one)

The plan will include a set of guiding principles and multi-year goals that help guide actions, keep homeowners informed, and be highly important in budgeting priorities.

A team of homeowners will develop the plan working closely with the board of managers, especially the president and treasurer. We are fortunate to have considerable professional talent among Edgewater homeowners, and are especially pleased that Richard Sauer -- who has decades of municipal planning experience -- will serve on the team. The other two members (Greg Smith and Ray Mapston) are homeowners who serve on the board of managers and have considerable knowledge about Edgewater and its operations and management needs.

Our conceptual vision for Edgewater is an attractive, well-managed and fiscally sound community with a picturesque landscape, pleasant views of Lake Erie, infrastructure appropriately maintained in a wholesome living environment providing quality life experiences.

Some issues in which homeowners have expressed special interest are:

- ◆ Landscape management
- ◆ Enhancing swimming pool enjoyment by installing solar panels to heat the water
- ◆ Explore ways to increase on-site storage for homeowners
- ◆ Wi-fi
- ◆ The cove

We will keep homeowners informed as plan development progresses.

Edgewater Strategic Planning Committee



Leaving for the Season?

Don't Forget to Submit a Consent Form

If you plan on leaving our community for the winter months and want to have the staff check on your unit please submit a consent form authorizing access to you condo.

The form is available in the office, or can be downloaded and printed from our website.