

Edgewater Condominium Association

COMMUNITY NEWS

Next Board Meeting
Saturday, February 28
10:00 am
Association Office

Volume 15 □ Issue 2 □ February/March 2015

President's Notes

It's February and as Februarys go the weather is cold and uninviting, as least for those of us here in Westfield. I do enjoy the views of the ice flow on Lake Erie and the snow covering the grounds, it makes for a winter scene like no other. While enjoying the winter scenery I was contemplating 2015 at ECA and things that could be accomplished. We have numerous committees that need you as volunteers to contribute to a viable Association. Examples include the Landscape Committee headed by Susan Mapston, the Social and Recreational Committee headed by Janet Greene, the Strategic Planning Committee lead by Ray Mapston, the Rules & Regulations Committee anchored by Greg Smith and the Community Advisory Committee guided by Norm Gollnitz.

Some of the issues I would like to see addressed include tax assessments, infrastructure and Association comparisons such as rules and maintenance fees. Some of these have been addressed in passing but we need volunteers to look into and provide recommendations for the immediate future as well as inclusion in the Strategic Plan.

Maintenance Fees:

It has been implied that our maintenance fee is high causing possible buyers to shy away. We need to itemize what our fee includes such as water, garbage collection, major and minor house repairs, building insurance, lawn maintenance and snow plowing to mention some. By itemizing what our fee includes and comparing them to other condo associations not to mention owning a home here in the area we can show the benefits of living here at Edgewater.

Rules & Regulations:

As new issues arise including local and state requirements as well as health and safety issues as influenced by government and insurance rules we should have a base line for the Rules and Regulations we set forth here at ECA. This can provide a basis to avoid unique rules being established for our community.

Tax Assessments:

Some initial inquiries have been made investigating the possibility of reducing our individual unit taxes. While there is a procedure to affect these changes we need a dedicated group to follow through to ensure that the process is completed.

Social, Landscaping and Strategic Planning:

These committees have been forging ahead in preparation of achieving their goals for 2015, however they need your support and assistance as well. The beautiful landscapes and the entertaining social events don't just happen ideas and help to develop concepts for the present and future are welcomed.

Jeff Hoy

From the Treasurer ...

It is hard to believe its already February and unfortunately for you in the north, the darn groundhog saw his shadow.

As far as the financials, we ended the 2014 year on an encouraging note.

For the twelve months ended December 31, 2014 we had a net income of \$83,467.61 compared to a budgeted net income of \$66,821.06. Our checking account balance was \$62,677.82 and our reserve account had a balance of \$122,079.41 as of December 31, 2014.

Much of our financial success in 2014 is attributed to our administrator, Rick Clawson who continually monitors our spending and reviews our budget. He is very diligent in spending our monies. The next time you see Rick, please show your appreciation and thank him for a job well done.

As you know, the Board of Managers approved a special assessment for 2015. This can be paid one time or in quarterly payments due in February, April and June. The special assessment is due June 15, 2015.

We expect the sheriff sale of the foreclosed unit to take place around February 20, 2015 at the Chautauqua County Court House in Mayville. Keep your fingers cross the sale moves forward. This will give us an inflow of cash approximately \$30,000.00

Stay warm and safe

Debbie Ferris

Strategic Plan Update

With incorporation of the final section about monitoring plus approval by the full strategic planning committee and board of the "road map" intended to guide development of the strategic plan, it appears we will be well positioned to proceed with phase 2.

The 2nd phase is more complicated since its focus is on involving ECA membership into development of the actual strategic plan. We are an association and - for the plan to be viable from the standpoint of homeowner buy in -- substantial homeowner (association member) involvement/ input are crucial.

Establishment of the community advisory committee is timely since that group can be especially helpful regarding membership involvement in developing the strategic plan. Norm and I recently spoke about getting the community advisory committee integrated into the process. He indicated the committee will not be organized and ready until February.

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Strategic Plan Update ...continued from page one

Some personal related thoughts:

1. It may be productive to have the community advisory committee sponsor meetings with homeowners in developing the strategic plan.
2. In developing strategic plans, other condominium associations commonly establish work groups consisting of homeowners to develop various components of such plans. Other associations simply conduct periodic meetings as a way to inform and involve homeowners.
3. To be as organized and professional as possible, it seems advisable to develop a simple action plan for accomplishing appropriate membership involvement and designating the process to be used. The advisory committee would be very helpful in developing such a plan and adding credibility in getting as many homeowners as possible involved.

While we are communicating about a clear understanding of committee role, responsibilities and operations, that applies to the strategic plan committee as well. For openers, I confess that I have not appropriately involved other committee members in developing the "road map". I owe Rich and Greg an apology on that deficiency plus implementing an effective process to discuss pertinent matters as a team through periodic committee meetings.

Thinking of committees, I fully support Jeff's proposal regarding committees. I would add that in association with that proposal, specification of roles and responsibilities for all committees is advisable.

We obviously have a lot of work to do. Using Winston Churchill's famous words "let us move forward together".

Ray Mapston



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Social & Recreation Committee

The Social and Recreation Committee will be gearing up soon to schedule events for the 2015 season. Residents are encouraged to contact Janet and get involved.

Please email Janet Greene at: greenecres808@hotmail.com or call her at 716-581-3875.

Janet Greene,
committee chairperson

Internet Progress Update ...

Work continues throughout the cold and dreary winter months to complete the community-wide internet service.

By the time the snow birds return from their winter roost we should be ready to fire it up.

Construction workers can be seen in the photo installing electrical power for some of the equipment. Fairpoint is busy installing the broadcast antennas which will stream the broadband internet signal to each building.

Construction will begin on each building very soon. The crew, accompanied by an Edgewater employee, will install a wireless access point in each unit. The access point will be located in a discreet location and subscribers to the service will be able to wirelessly connect inside their unit. Each subscriber will have their own unique log in and password.



My apology ... the snow has kept us all pretty busy this season, and the newsletter and website have had to take a back seat. Maybe Mother Nature will cut us some slack here for the next few weeks and get us back on track!!

COMMUNITY NEWS



The community is very fortunate to have four dedicated and hard-working employees willing to brave the cold and snow to keep the walks and roads clear.

