

# Edgewater Condominium Association

# COMMUNITY NEWS

Annual Meeting  
Sunday, June 14  
4:00 pm  
Pool Building

Volume 15 □ Issue 5 □ June 2015

## Special Assessment Due June 15

There are still a number of owners who have not paid their Special Assessment, which is due no later than June 15. The assessment for a one-bedroom unit is \$1260 and two-bedroom, \$1860.

The by-laws state that association may charge interest on any account more than 30 days past due, which, in the case of an unpaid special assessment, could result in hefty finance charges.

## From the Treasurer ...

For the four months ended April 30, 2015 our net income year to date is \$177,965.46 compared to a budgeted net income of \$21,862.00.

As I have said in previous articles, the significant difference is attributed to our special assessment of \$173,880.00, recognized as income in January on our books but was not recognized in our budget until June. So for the next few months there will be a significant difference in our actual vs. budgeted net income.

As of April 30, 2015 we have collected 58% or \$101,144.00 of our special assessment. Thank you to all homeowners who have submitted payments to date. As a reminder, the special assessment is due June 15, 2015. According to the by laws of Edgewater Condominium Association, a lien will be filed in the Chautauqua County court house against any homeowner who has not paid this special assessment by the due date of June 15, 2015. Those homeowners will receive notification of this filing from the Treasurer of Edgewater Condominium Association.

I am very pleased and excited to report that in the first time since I became treasurer in June 2013, our delinquencies over 90 days is less than \$10,000, in fact, it is now **\$2,839.38**. Since becoming treasurer, this number has consistently been in excess of \$20,000.00.

Unit 701 is now owned by Edgewater Condominium Association and is recorded on our financials as of April 30, 2015 at a cost of \$39,488.56. This unit was advertised for sale AS IS in the local newspapers during late April and May. At this time there have been no offers received. If you know of anyone who is a contractor or likes a "fixer upper" encourage them to look at this unit for an opportunity to make an investment in ECA at a minimal cost. Remember this unit is being sold "As Is".

I would like to encourage all homeowners to attend the annual meeting on June 14, 2015 to hear the Board's presentation of the future of your community.

*Debbie Ferris*

Treasurer

## President's Notes

Welcome back to all our traveling residents. I hope everyone had a nice Memorial Day honoring our fallen heroes.

As you may notice Rick and our staff have been busy this spring sprucing up our complex as well as working on capital and maintenance improvements. Susan Mapston and the Landscape committee have been busy planting flower boxes, shrubs and trees that did not survive the winter. Take notice and let the committee know how nice it appears and offer your help if you can on future endeavors.

Janet Greene has been busy planning our recreational and social gatherings in addition to working with realtors during open house showings. I'm certain Janet would accept any ideas and assistance with the Rec & Social Committee you may have.

I'm sure you must have noticed the work being performed in the area of the tennis courts. Our plans are to have tennis and pickleball courts with basketball, hopscotch, shuffleboard and an area with tables to enjoy the new recreation space. I know it sounds like a lot but there's a plan to fit it all in. The pool will be ready soon as well with a new fiberglass and gel coating to give us virtually a new pool which will last us well into the future.

Plans are still moving forward to rejuvenate our Waste Water Treatment System (WWTS). Work should begin on that major project in the fall to minimize the impact on you as residents and take advantage of some savings.

Debbie Ferris has been busy working with our accountant as well as finalizing our 2016 budget with the other board members so that a presentation can be provided at our annual meeting in June. Be sure to attend this meeting, the board plans to review a number of important items like the Budget, future projects and the financial standing of our Association. This is also an important meeting since you will be voting to fill three positions on the board.

Finally I would ask you as residents to consider working with Ray Mapston on the ECA Strategic Plan. This document will play a very important part at ECA now and in the future. It will map out the desires, wishes and goals of our residents and provide a road map to the future allowing us to improve our Association while maintaining a responsible financial plan.

This Association belongs to all of us and it will take every one of us to maintain and build its future.

Have a Safe and Pleasant Summer, see you at the Annual meeting.

*Jeff Hoy*

## Board Meeting Highlights

- ◆ Highlights of the May 2015 board meeting include:
- ◆ Jeff Hoy reminded everyone that the Annual Meeting is Sunday, June 14, 2015 at 4pm in the Lakeside Lounge.
- ◆ Rick Clawson reported that the community wide internet is working well, the tennis court lines have been painted, and additional yellow lines will be painted for the pickle ball area. The playset area has been completed and the crew will begin to construct the basketball and shuffleboard areas soon.
- ◆ Pool restoration is slated to begin the first week in June. Simpson Electric has been awarded the pool electrical upgrade contract. The installation of new pool entry doors is in progress.
- ◆ The board determined that homeowner unit clothes dryer vent inspections and cleaning are the responsibility of the homeowner.
- ◆ Three new vinyl partitions will be erected on H building lakeside patios.
- ◆ The community garden will be tilled the first week in June, weather permitting.
- ◆ Susan Mapston gave a landscape committee report stating that many shrubs and plants at unit fronts did not winter well. Jeff Hoy & Debbie Ferris suggested that the landscape committee complete a study of major renovations of all unit fronts, consult a local landscape contractor to make recommendations for plantings in each area, get a total estimate for the project to be completed by the professional contractor and submit it to the board. Jeff noted this project could be budgeted in a future, as a capital project, to get unit fronts looking good again.

Respectfully,

*Janet Greene*

**Board of Managers**  
Jeff Hoy, President  
724-944-6285  
[Jeff.Hoy.49@gmail.com](mailto:Jeff.Hoy.49@gmail.com)

Greg Smith, 1st Vice President  
716-679-8417  
[gsdutch@adelphia.net](mailto:gsdutch@adelphia.net)

Ray Mapston, 2nd Vice President  
435-628-5420  
[susanray66@msn.com](mailto:susanray66@msn.com)

Debbie Ferris, Treasurer  
937-974-4922  
[ferrisparetired@gmail.com](mailto:ferrisparetired@gmail.com)

Janet Greene, Secretary  
716-581-3875  
[greeneacres808@hotmail.com](mailto:greeneacres808@hotmail.com)

**Staff**  
Rick Clawson, Administrator  
716-326-2186 office  
716-753-6348 cell

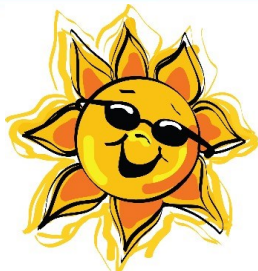
## Internet Routers

Internet routers are available for order for all those who do not have them already. The cost is \$50 payable upon receipt.

Each router is custom programmed for each owner and normally takes only one or two days to become available for use.

The "edgewater" network is restricted and is not available for community access.

meet+greet



## Edgewater Welcome Back Meet & Greet Pot Luck Dinner Pool Building Sunday, June 14 Immediately Following the Annual Meeting & Elections

An opportunity to meet and greet old and new friends, neighbors and your board members.

Please bring a dish to pass, beverage, and your own table service.

# COMMUNITY NEWS

## The Pool, Tennis Court and Recreational Area

We have a multitude of projects under development. The pool resurfacing has been delayed by Mother Nature, however the short inconvenience will bring many years of enjoyment for all users.

The tennis court has been re-paved and re-stripped, a new net has been installed and it's ready for our tennis players. Pickleball markings will be added soon.

A new playground has been purchased and assembled, and has already been put to use by children and grandchildren of residents.

The recreation area will also feature half-court basketball and shuffleboard with other games to be added. There will also be a seating area so the children can be supervised as they play.

Specific rules have not been adopted yet, but proper supervision and resident responsibility for any damage to equipment will be addressed. The area, as well as the pool, will be under video surveillance for the safety of all.

## The Anatomy of a Playground



Marc, Mike and Alex teamed up to assemble the new playground

