

Edgewater Condominium Association **COMMUNITY NEWS**

BOARD MEETING
Saturday, July 25
10:00 am
Association Office

Volume 15 □ Issue 6 □ July 2015

President's Notes

The elections are over and the board presented the anticipated 2016 budget with additional improvement projects. Speaking of projects our slate is full for 2015 and the staff has been busy coordinating and constructing each undertaking. We plan to identify and waterproof the opened second floor balconies. A number of residents have reported the leaking issues especially with the weather we have been experiencing. Unfortunately we need better cooperation from Mother Nature to complete this item. The pool house doors have been replaced and the new lock system has been installed allowing the elimination of keys for entering the pool. Speaking of the pool with much aggravation from the weather man the pool lining has been completely replaced with a fiberglass coating. The improvement has upgraded the facility for many years to come. Also in this area the tennis/pickle court has a new surface, the playground equipment has been installed, and half-court basketball and shuffleboard courts are also available. Continuing work will take place to complete this area this summer. It seems to me that an appropriate name for this family activity center would be in order. Can anyone suggest an appropriate name for this new family fun center?

Building projects include getting an engineering review of K building roadside balcony. This is the last balcony that needs addressed for the long term. The work will be completed on this item in 2016. The J building will have the gutters replaced this year, our attempt is to replace gutters on two buildings each year until all have been completed.

The landscaping committee has been evaluating the plantings on the roadside of the buildings and ultimately complete a proposal for this area of the complex. We also have an item to address the overflow parking area between buildings N & M and the Association Office. This work will be done by the staff as time permits.

Our Internet has been installed and is in the process of being tweaked by Fairpoint. For those having issues please call the number for technical support so that your specific concern can be identified and addressed. The electrical panels in the basement of the pool building were in the process of being replaced, however at the time the contractor was on the property we had a catastrophic failure at the meter cabinet/main disconnect for the Waste Water Treatment System (WWTS). He assisted our personnel and the electric company to re-energize our system.

I left the most important infrastructure project last because at our June board meeting we reviewed the bids again and will award the contract to Wilson Excavating. This project will have significant impact on the grounds and the WWTS operation. To minimize the impact for you we worked with the contractor to determine an appropriate time for the work. The work will begin in the fall to minimize the on-site construction activity as well as the operation of the WWTS. There should not be any interruption to the operation of the system since the system will have a minimum amount of activity that can be addressed as the work progresses. In addition we plan to inspect all the plumbing in the treatment pond so that the system will essentially be "new" from that time frame.

As you can tell we have a full and active agenda for projects on the property, the board continues to identify the needs of our Association including the visual perception we present to the public. Future projects include roadway sealing and paving and our sign at the entrance.

I also want to remind everyone that meetings are scheduled every month on the fourth Saturday at 10:00 AM.

Jeff Hoy



Election Results

Debbie Ferris, Janet Greene and Jeff Hoy were all re-elected at the recent Annual Meeting and Election.

Highlights of the May Board Meeting

Welcome summer to everyone! Although it was a raining Saturday morning, it was nice to have several homeowners attend the June regular board meeting. During open forum a few owners took the opportunity to speak to the board. Jeff Beach asked if other homeowners were having issues with the internet during heavy usage, and expressed concern about the decreasing prices of units for sale. He feels that the roadways and parking lots are a mess and suggested assessing fees to all owners to have the entire complex paved at once instead of spreading the high cost over a number of years. VP Greg Smith encouraged Jeff and all residents to call the number, provided by Fairpoint Communications, with their internet issues, so they can be addressed and corrected. Jeff Hoy pointed out to Jeff that homeowners have just paid assessment fees for WWTP upgrades in the late summer of 2015. The board will consider Jeff Beach's recommendations. Jack Horst noted that the Edgewater sign at the front entrance is outdated and in need of replacement. It is scheduled in the 5 year budget for replacement.

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The landscape committee, under the direction of Susan Mapston, has been busy planting flower boxes, weeding unit fronts, and the many common association flower beds on the grounds. Many of these beds were formerly maintained by individual owners who no longer live here or are incapable of caring for them anymore. Many residents are already active in the beautification of our community grounds, unit fronts, and flower beds. However, we need more help. We ask that ground floor unit owners who have decorative drift wood and other seasonal decorations to tidy up their unit fronts to make it attractive, and properly store those items which are not a part of the unit front decor. Those who wish to adopt one of the common association landscape beds are encouraged to sign up at the Association Office, where there is a map of the grounds and a sign-up sheet of areas up for adoption. Please contact Janet Greene at 716-581-3875 if you have any questions

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Treasurer's Report

For the five months ended May 31, 2015 our net income year to date is \$177,965.46 compared to a budgeted net income of \$9,649.00. We have cash in the bank in the amount of \$309,792.65 as of June 25, 2015. This includes both our checking and reserve fund.

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 May 31, 2015 we have collected 67% or \$116,336.00 of our special assessment. Thank you to all homeowners who have submitted payments to date.

I am very pleased and excited to report that the Board of Managers has accepted an offer to sell Unit 701. The closing should take place by July 1, 2015.

Debbie Ferris

Treasurer

You are invited to
the
Edgewater
Showcase and
Open House
Saturday, July
11, 2015
Noon-4pm
Tours begin at the
Pool Building

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Board Meeting Highlights

Other highlights of the meeting include:

- ◆ The resurfacing of the pool is complete and the pool is open for residents to enjoy.
- ◆ Work on the tennis court is still in progress, as, the maintenance crew work on it as time allows.
- ◆ H building partitions have been erected and look great.
- ◆ Denied a request to move the kayak rack to the beach.
- ◆ Edgewater R&S Committee will be hosting an Open House and tour of the grounds, along with real estate agencies conducting an open house of units for sale on Saturday, July 11th.
- ◆ The WWTP upgrade projects contract has been awarded to Wilson Excavating & Grading, Inc., New Wilmington, PA.
- ◆ The board accepted an offer from John and Cathy Rathmell to purchase unit 701

Janet Greene





Strategic Planning Update ...

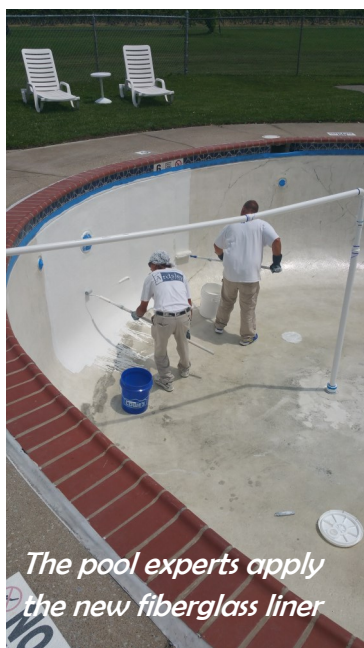
The following proposed Mission Statement has been developed for homeowner's consideration:

"The Edgewater Condominium Association (ECA) features a homeowner elected board which has a mission focused on maintaining a safe, functioning and attractive environment, sustainable property values and the quality of life through prudent management and use of resources for the benefit of all who own, live or visit here."

With the theme "Helping plan Edgewater's future", meetings are planned in July and August to obtain homeowner's input in developing the strategic plan. We are an association, so that input is important.

The specific purpose of the meetings is to obtain your viewpoints regarding strategies to accomplish a set of proposed goals and approve a mission statement. The board and planning committee encourage your participation in this process intended to guide Edgewater management during the next five years.

Ray Mapston



The pool experts apply the new fiberglass liner



... almost complete

The finished project ...



The Pool, Tennis Court and Recreational Area

The pool resurfacing has been completed and the pool is now open for everyone's enjoyment.

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 have been added and a complete set of paddles and balls are in the toy storage shed (email [Rick](#) for a set of the rules).

The new playground has seen a lot of use by children and grandchildren of residents.

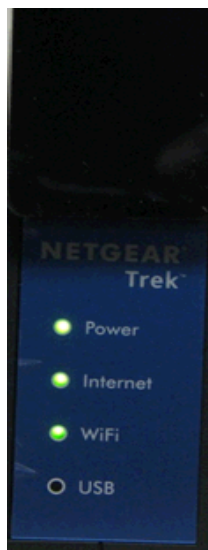
Half-court basketball and shuffleboard are complete with other games to be added, as well as a small storage shed to house toys and equipment. The area is a work in progress with improvements being added all summer.

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.

Edgewater Condominiums Wireless Internet Installation “Best Practices”

With any wireless access device the actual placement will determine its overall performance. You *may* have to install the Trek N300 in a couple of different A/C receptacles to determine the optimal installation location. After connecting the Trek it should take about 3-5 minutes to completely connect to the Internet.

When fully connected the Power – Internet – Wi-Fi LED's are on solid.



Considerations

- ◆ Other devices operating on the 2.4 Ghz frequency like cordless phone systems, microwave ovens and baby monitors should be separated from the Trek.
- ◆ Hard surface surroundings like brick and plaster walls or under a desk. If possible avoid using an AC receptacle that's in the corner of two hard surfaces.
- ◆ Turn off any other existing wireless internet connection equipment.
- ◆ Avoid reflective surfaces whenever possible. Some Wi-Fi signals literally bounce off of windows, mirrors, metal file cabinets and stainless steel countertops, lessening both network range and performance.
- ◆ Occasionally power off the Trek. Remove the Trek from the AC receptacle for about 1-2 minutes, then reconnect it. About every 1-2 weeks, this provides a fresh connection.
- ◆ A fan and the Trek connected to the same AC/receptacle. The fan could generate electromagnetic interference. Try to separate them.

Never activate the “Reset” button on the Trek. It will erase your unique condo configuration and disconnect the unit from the Edgewater wireless network. A fresh Trek will have to be reconfigured.

Technical support is available 24 hours a day 7 days a week at 800-459-7304