

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday, August 29
10:00 am
Association Office

Volume 15 □ Issue 7 □ August 2015

President's Notes

Our July board meeting was well attended as well as productive. The board invited Fairpoint representatives to the meeting to discuss the ongoing internet issues that have been occurring. As with anything new such as the complex wireless system forming the backbone of our system there are bound to be glitches causing problems. Ken and John assured the board that optional access methods are being identified and put into place to resolve the problems. This fine tuning does create some turmoil and frustration for both Fairpoint and Edgewater customers, however various solutions are being identified and put into place. The best results will be identified for recognized problem areas which most likely will result in different connections throughout the complex. Both the Board and Fairpoint are committed to have a problem free system when complete. In the meantime continue reporting any problems or issues to the Fairpoint Technical Support Trouble desk at **1-800 459-7304**.

Review of the damage caused by the heavy rain storm were discussed. Particular concern is focused on the erosion along the Lake side as well as drainage issues and the access road to the P building.

Projects continue to be addressed as we move forward with a watchful eye on the remaining costs. Some remaining capital items include the engineering solution for the K building roadside balcony anticipated for construction in 2016 and the most significant project involving the WWTS with its anticipated start in October this year.

The Strategic Planning Committee has been making significant strides to develop a guiding plan for ECA. Rich Sauer has done research for the committee with the village to identify our agreement associated with the municipal water system and has also obtained copies of a survey of ECA from the 1990's that will provide a valuable source of information. Jim Walsh has offered his time to assist with the planning and prioritization of projects in the long term plan.

Finally I would like to address a situation concerning requests for or identification of maintenance items. The accepted protocol for reporting these items is to report them on our maintenance form to the ECA Administrator. If necessary the Administrator will apprise the board of any significant needs. In many instances the Administrator has the accountability to address a maintenance issue immediately. Not following this practice by telling one of the maintenance employees or even a Board member runs the risk of misinterpretation of the concern or even losing track of the issue.

Continue having a pleasant summer.

Jeff Hoy

Highlights of the June Board Meeting

John Sowa & Ken Carter (via Skype), from Fairpoint Communications, spoke about the issues of the community wide WIFI. Issues from numerous homeowners were discussed, and we were assured that all complaints will be addressed on an individual basis, as calls are received at Fairpoint. The Fairpoint Tech Support number is 800-459-7304 accessible 24/7 for residents experiencing problems with the WIFI.

Rick Clawson reported there was road damage from flooding on the access road to P building, and pumps were unable to keep up with water in the pool basement, during the heavy rains.

The playground, tennis court areas and pool are getting lots of use this year.

The pool building electrical project has been completed.

Gutter replacement at J building has been completed.

Susan Mapston noted that there was no erosion along the creek behind N building, however the large concrete slab was moved during the flooding rains.

Crown vetch, Bishop's Caps and Vinca Vine plants were recommended to use in areas where erosion takes place

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Board Meeting Highlights

near the two bridges and fence lines. This will provide a natural way to help prevent more erosion of our shorelines.

Ray Mapston and Rich Sauer gave an excellent report on Strategic Planning. Drainage issues were discussed, along with ways to use some of our open property. Rich Sauer spoke about a walking trail around the pond, and the area across from the community garden. He informed the board that he spoke with Martha Bills at the Town Hall, and was told there is \$54,000 in a water fund for Edgewater Condominium, to be used to replace water lines, as needed. In addition, he brought survey maps dated 1992 that could be digitized for our records.

The Westfield Moose Lodge donated water to Edgewater residents during the boil water order. Residents and board members were very thankful.

A resolution to sell Unit 701 to John & Cathy Rathmell was voted and approved.

Next meeting is Saturday, August 29th at 10am, in the Association Office.

Janet Greene

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Treasurer's Report

For the six months ended June 30, 2015 our net income year to date is \$135,545.81 compared to a budgeted net income of \$174,442.00. The reason for such a difference has to do with timing of budgeted expenses versus actual expenditures. We have cash in the bank in the amount of \$307,262.93 as of July 19, 2015. This includes both our checking and reserve fund.

The sale of the foreclosed Unit 701 now owned by Edgewater Condominium Association was approved by the board of managers at the May board meeting with a resolution to approve the sale completed at the June board meeting. This unit was sold AS IS for an amount of Twenty thousand dollars.

As of June 30, 2015 we have collected 96% or \$167,010.00 of our special assessment. We have filed liens against homeowners who did not pay their special assessment by the due date of June 15, 2015. Thank you to all homeowners who have submitted payments to date.

Debbie Ferris

Treasurer

Special Homeowner's Meeting Scheduled

What are the management issues that most interest or concern you in the future administration of Edgewater? The Board of Managers would like to have the benefit of your perspective--as a homeowner--in developing a strategic plan for our community.

A high priority project, the strategic plan is important to professionally guide administration of Edgewater during the next 5 years. Because homeowner's input is critical to a viable strategic plan for Edgewater, a meeting will be held on August 5th in the lounge at 7:00 pm specifically to hear your viewpoints.

Our overall objective is to explore and develop a variety of planned actions. The Board needs your perspective and encourages your participation.

Ray Mapston