

## President's November Notes

Fall brings transition to many things. For Edgewater Condos it brings a transition of many of our residents and owners moving south to warmer areas. I hope all have safe journeys and we hope to see you in the spring.

For November I would like to wish everyone a very happy and fulfilling Thanksgiving.

*Jeff Hoy*

Happy  
Thanksgiving



## Treasurer's Report

For the nine months ended September 30, 2015 our net income year to date is \$123,381.27 compared to a budgeted net income of \$161,497.00. One reason for the difference has to do with a net loss of \$20,817 we recognized on the sale of the foreclosed unit 701. The good news is we are now receiving monthly maintenance payments on this unit, which is something that has not been recognized for several years. We have cash in the bank in the amount of \$330,109.64 as of October 13, 2015. This includes both our checking and reserve fund.

Even though we are below our budgeted net income, I am confident Edgewater Condominium is financially solid as we approach the last quarter of 2015

As of September 30, 2015 we have two homeowners who still owe a special assessment totaling \$1,820 consecutively. We have filed liens against these homeowners and continue to speak to them about the necessity of making these payment obligations.

*Debbie Ferris*

Treasurer

## Highlights of the October Board Meeting

- ♦ John Rauh from Kingsview Paving assured the board that complaint issues will be maintained under warranty. He will consult with Ed LeBaron and report to Rick at the Association Office.
- ♦ Nathan Denton, a representative of A Ace of Hearths spoke at the board meeting and reported that the chase surrounds on chimneys were recently replaced and in good shape. However the remaining buildings with chimneys and surrounds are in bad shape and in need of repair. He noted that the chase surround covers should be replaced at the same time the chase surrounds are replaced and repaired. He said that metal chase surrounds offer a 50 year warranty. Nathan told the board that many fireplaces are not safe to use and he will provide the board of the list of units/owners of those whose fireplaces are unsafe. A Ace of Hearths can be contacted to make the necessary repairs or install new inserts to the unsafe fireplaces. The board told Nathan that they are considering a new resolution that will require owners with a fireplace to be responsible to contact and make appointments to have their chimneys cleaned and inspected every two years. They would be required to file of report of the inspection and cleaning at the Edgewater Association office for each inspection.
- ♦ Wendy Santilli presented landscape renditions of an entertainment pavilion, fire pit  
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## Board Meeting Highlights

- ◆ area, and a new entrance sign to enhance the curb appeal at Edgewater Condominium. She will get estimates for the board to review.
- ◆ Debbie Ferris and Rick Clawson met with Ken Carter from FairPoint Communications and were offered a revised contract to pay the winter rate of \$1205/month for the entire 5 year contract. A motion by Janet and second by Debbie was approved to accept the new contract.
- ◆ Dave Mathews from Great Lakes Tree Service toured the grounds with Rick, and made recommendations that trees too close to the buildings should be removed. He recommends that available board members should tour the grounds, with him, before trimming begins.
- ◆ K building deck needs to be replaced. Jim Alexander offered to construct a composite deck at the same price as others have been completed. Rick noted that repairs need to be done at D building, as well.
- ◆ The maintenance crew has been making improvements to the storage units as they are vacated. The board approved a rate increase from \$25.00 to \$35.00/month effective January 1<sup>st</sup> 2016.
- ◆ Ray Mapston has submitted a resignation letter to the board, for personal reasons, effective immediately. A special election is needed to fill his position on the board, which expires in June 2016. The board voted and approved to accept his resignation.

*Janet Greene*

### Board of Managers

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### Staff

Rick Clawson, Administrator  
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## Union Relief Association

Hi Everyone,

I have been a Union Relief member for over 5 years. Our organization helps provide food, clothing, and toys to needy families in Westfield, as well as food to shut in seniors in the village at Christmas time. This year we have a total of 43 needy families and 42 senior citizens in need of assistance.

Last year, Edgewater residents were extremely generous with monetary and food donations to help many needy citizens in the community that totaled over \$400 in food that was delivered to those in need. Union Relief members would be very gracious for any assistance our community could give again this year, as a few of our major contributors have closed their doors or gone out of business this year.

For those who wish to make a monetary donation, please make checks payable to Janet Greene with Union Relief in the memo portion of the check and mail your donations to Janet Greene, 808 Edgewater Drive, Westfield, NY 14787 or drop off a donation at the Association Office. There will, also, be donation boxes in the Association Office for those who wish to make non-perishable food donations.

Types of food that we are in the greatest need for include rice, noodles and potato mixes, packaged macaroni and cheese, canned soups, fruits and vegetables, or bathroom products like toothpaste, soaps and shampoos.

All donations should be received no later than Monday, December 7<sup>th</sup> to allow our committees time to collect all of the food and get it packaged for delivery to all of our families and seniors.

Thank you to all who support those in need at this critical time of year.

Sincerely,

Janet Greene

Union Relief Association of Westfield, NY

## COMMUNITY NEWS

### Insurance Guide



## INSURANCE GUIDE FOR UNIT OWNERS

It is the responsibility of each unit owner to carry his/her own personal property and casualty insurance covering their personal property, personal liability and additions or alterations, which have been made to your unit. This outline of recommended coverage and the insurance requirements outlined in the association legal documents should be used when you discuss your specific insurance needs.

### **PERSONAL PROPERTY**

Determine the replacement cost value of your personal possessions, excluding items of special value such as jewelry, furs, antiques, and collections. Request a replacement cost coverage policy subject a \$250 or \$500 deductible. Coverage must be written on an **"All Risk"** basis.

### **ADDITIONS/ ALTERATIONS/CONDOMINIUM DEDUCTIBLE**

Your Association coverage **does not** include coverage to replace any improvements, alterations or upgrades that you have made to the building within your unit such as a finished basement or an upgraded kitchen. **You must include coverage for the Association deductible (\$10,000) under your HO-6 or condominium owner's policy dwelling section.** This dwelling coverage must be written on an **"All Risk"** basis. Please refer to the association documents relative to Insurance to determine your specific needs.

### **LOSS ASSESSMENT ENDORSEMENT**

This coverage protects the unit owner from special assessments resulting from inadequate association insurance, such as a large liability loss that exceeds the limit of the association policy or a property loss for which the association insurance is inadequate. We recommend a minimum of \$10,000 written on an **"All Risk"** basis.

### **RENTAL ENDORSEMENT**

If your unit is rented for investment purposes, you should endorse your policy, in addition to the above coverages, to include loss of rents coverage and include loss or theft of your personal property.

### **PERSONAL ARTICLES FLOATER**

Most policies limit coverage for loss caused by theft of jewelry, furs, guns, silverware, antiques, coin and stamp collections. Items such as these should be appraised and specifically listed to insure full payment.

### **COMPREHENSIVE PERSONAL LIABILITY AND MEDICAL PAYMENTS COVERAGE**

Protects you and your family from liability claims for bodily injury or property damage to others for which you are held legally liable. This coverage is provided for occurrences within your unit and for Personal activities away from the unit. We recommend you purchase a minimum of \$300,000.

### **PERSONAL UMBRELLA**

This coverage is written on a separate policy and is available for amounts of \$1,000,000 or more. It provides excess liability coverage over your personal automobile liability, HO-6 liability and other personal liability policies such as boats, rental property, etc.