

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday,
April 30, 10:00am
Lakeside Lounge

Volume 16 □ Issue 4 □ April 2016

President's Notes

Spring is here and similar to the State Departments of Transportation ECA is into the construction season. The Waste Water Treatment System has newly renovated lift stations that, **with the proper inspections**, will last us well into the future in addition to saving us maintenance and operating costs.

Upcoming projects

The most visible projects that you will observe are:

"J" building roof replacement.

"K" building roadside deck replacement.

"P" building road access culvert replacement including a debris detaining area upstream to avoid blockages at the culvert. We will also review and maintain the ground supporting the downstream walking bridge.

Paving/Sealcoat - Driveway paving and parking lot sealcoating.

Entrance Sign. Modify/replace the sign and landscaping.

Rain Gutters. Replace the rain gutters/spouts with new gutters with leaf guard on two more buildings.

The **Landscaping Committee** will be actively working our grounds. Take some time and volunteer to help Janet Greene maintain the beauty of our property.

Tax Assessment.

We have had a meeting and discussed the tax assessment on our homes with the local Tax Assessor. After a successful discussion the board authorized hiring professional assistance to collect all the necessary information and build our case to present to the Tax Assessor for reconsideration of the present property taxes.

By-Laws

The last time our By-Laws were reviewed in detail and changed was 1998. In the past 17 to 18 years there have been changes to business operations, technology changes increasing the ability to quickly and inexpensively communicate to homeowners as well as opportunities to more effectively maintain a functioning board due to unexpected changes to mention a few items. The board is investigating the possibility of reviewing and updated our By-Laws to take into account these opportunities. This is not a trivial issue to undertake since there are numerous paths that need to be undertaken to obtain approval. Debbie Ferris has volunteered to lead a group of homeowners to review our present By-Laws and propose changes or updates to them. Any homeowner interested in assisting with this critical and important task are asked to contact Debbie Ferris. *I also want to advise all homeowners that in order to change our By-Laws a 75% homeowner approval is necessary.* **With this in mind everyone should take this seriously and provide your input so that a relative and meaningful document can be established for our community.**

Jeff Hoy

Highlights of the March Board Meeting

Many topics were on the agenda of the March 2016 Edgewater Condominium Board of Managers regular monthly meeting.

Rick Clawson reported that WWTP lift stations have been completely rebuilt, deteriorated electrical panels were replaced and are now inside an enclosed area that is locked with a master padlock. A dialer system that will alert the administrator and WWTP specialists still needs to be set up, and the drainage of the pond to replace piping needs to be scheduled and completed, then the contractors will restore the grounds.

The grape vineyard contract with Agri-America has been signed and renewed. The board approved a bid from Knight Operating Services LLC to install grape vineyard tiling, drainage work along Route 5 and to dig out and install a new sluice pipe at the P building access road where excessive flooding has caused major damage.

After considering three bids and a lengthy discussion, Stratton Services LLC was awarded the bid to replace the J building roof. Weather permitting, work will begin April 18th.

The board received an update from George (Pete) Holt stating he ran some very preliminary numbers and it appears that the units at Edgewater are grossly over-assessed. He noted that he still has much work to complete to come up with some firm numbers to submit to the board and town assessor.

Rick contacted Mark Barger to discuss revising the Edgewater Condominium By-Laws to update them. Mark requested that one board member be appointed to work directly with him during the process. Debbie Ferris was appointed to be the board liaison.

Janet Greene, Secretary



Treasurer's Report

As of February 29, 2016 our cash assets total \$332,782.19 and consist of the following: Lake Shore Reserve Account - \$278,747.29, Lake Shore Checking Account - \$46,759.90 and there were monies received but not deposited by month end totaling \$7,275.00.

For the two-months ended February 29, 2016, our financials show a net income of \$8,831.25 compared to a budgeted net income of \$12,893.00.

As of February 29, 2016 there were two homeowners whose outstanding maintenance fees were 90 days past due. According to our resolution, we have filed liens against these properties.

It's critical to stay current with our maintenance fees as this is the main source of income to maintain our home at Edgewater. Without this income, it becomes difficult to preserve our property for our enjoyment now and into the future.

During the past two board meetings we have heard from two different homeowners who are objecting to anymore fee increase or special assessment to preserve our home for the future.

For example, if we are in need of new roofs for all of the buildings and the association does not have the funds to pay for this expense, the Board could do one of the following three, create a special assessment, increase maintenance fees or borrow the funds. The new roofs may be guaranteed to last 20-30 years BUT according to the comments of these homeowners, they are not in favor of the Board raising the monies for this expense. So what should the Board do to preserve our home?

We are in the situation we are in because prior boards preferred to not increase fees or create special assessments but instead chose to band aid the projects. Now your current Board is dealing with our homes and property in need of repairs. Where does the Association go to get the monies to do this? We have heard from other homeowners in the past to borrow the funds well my question to you is: it's our home why don't we, the homeowners, borrow the funds to pay the increase fee or special assessment? Why should the association be responsible to borrow funds?

Just some food for thought.

Debbie Ferris

Treasurer



Board of Managers

Jeff Hoy, President
724-944-6285
jeff.hoy@hotmail.com

Greg Smith, 1st Vice President
716-679-8417
gsroad909@outlook.com

Mark Johnston, 2nd Vice President
716-440-7033
fireplug303@gmail.com

Debbie Ferris, Treasurer
937-974-4922
ferrisparetired@gmail.com

Janet Greene, Secretary
716-581-3875
greenecres808@hotmail.com

Staff

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

Landscaping Report

The main focus of the landscape committee for 2016 is to spruce up all unit fronts with fresh weed barrier in the areas nearest the sidewalks, get the stones away from the plants, and instead, add mulch around them to allow natural nutrients reach the soil and roots over time. It is our plan to start at the east end and work our way through the entire complex until it is completed. Unit 305 was our first project and is pictured here. The committee will not disturb any unit fronts that are maintained by the unit owners unless they request by contacting Janet Greene at 716-581-3875. We hope you like the new look.



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Parking Rule Enforcement to Begin April 15

The snowbirds will be returning soon and in preparation for another season here at Edgewater, we will begin enforcing the Parking Rules as listed in the Rules & Regulations.

All residents must obtain and display a Parking Permit from the office. The permit is to be attached to the back of the inside rear view mirror.

Only one resident-owned vehicle may be parked in the area designated as resident parking only which is generally directly in front of each building.

All visitors, no matter how short a period of time they intend on staying, plus any additional resident-owned vehicles, must park in the overflow areas.

- ◆ C and D overflow is the gravel area directly across from D Building.
- ◆ F, G, H and J overflow is the gravel area adjacent to the Pool Building. The area near the transformer fence and mailboxes is NOT considered overflow.
- ◆ K Building overflow is directly across in the graveled maintenance staff parking area.
- ◆ L, M and N parking overflow is the gravel area by the mailboxes.
- ◆ P Building overflow is the graveled area off the pavement.

Waste Treatment Plant Upgrade Photos

More photos can be found by clicking the link: <https://goo.gl/photos/cozgS6CGsGEFdeYr8>



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