

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday,
June 25, 9:00am
Association Office

Volume 16 □ Issue 6 □ June 2016

President's Notes

Property Tax Assessment:

The Board and Staff of the Edgewater Condominium Association have been working toward a reduction of taxes for the home owners. Work was started late last year and included the research provided by a concerned and interested owner. One of the earlier steps involved meeting with the Town Tax Assessor to determine where we are in relationship to similar assessments as well as the options available to us to obtain a reduction in property taxes. Unfortunately our situation cannot be dealt with by individual home owners here at ECA. The assessment must be addressed with the Town as a singular entity which is the sum of all of us as owners here at ECA. With that in mind we set out to establish the information outlined and described by the Town Assessor so that we could meet with that person to establish what would be considered an equitable value for our Association and the individual homes we own. With that goal in mind we hired Holt Reality, a licensed professional, to perform an assessment of our typical units and our property in line with the guide lines provided. With that completed we submitted the results to the Town Tax Assessor in anticipation of the possibility of negotiating a new, more equitable tax basis for our assessments. That being said we attempted to meet with the Tax Assessor a number of times but were never granted an audience. As the time grew closer to the deadline for any change we were informed that the Tax Assessor denied our request. The next step was to present our information to the Town Board of Assessment for a formal hearing on our request for a reduced assessment. At the formal hearing our Solicitor and the Holt Reality Professional we hired were present as well as others for ECA. It was obvious during the hearing that this type of assessment is complex in its nature and the appointed personnel on the Tax Assessment Board were struggling to understand the tax law that regulates and governs this type of situation. At this point in time we need to wait for the decision of the Town Board of Assessments to rule on our appeal. If it comes back in a favorable decision for us then we have succeeded with our appeal. However if our appeal is denied then in order for us to pursue any tax reduction we would need to take legal action against the Town and the Board of Assessments which we are presently looking into if necessary. I would ask that if we receive a denial from the Tax Assessment Board we as home owners here at Edgewater voice our concerns individually with the Town leaders to provide a forum to discuss an equitable solution without a long drawn out and expensive legal encounter for both parties.

Jeff Hoy

Highlights of the May Board Meeting

The highlights of the Edgewater Condominium Association of Managers May 2016 board meeting are:

- ◆ Rick Clawson, Pete Holt and our Association Attorney, Mark Bargar attended a meeting with the Town of Westfield Tax Assessment review committee to discuss our request to lower our tax assessments. Rick stated that we are currently assessed at nearly \$7.7 million and the appraisal done by Holt agency is roughly half that amount. He expects to receive an official letter of denial of our request. The board requested that Rick get an estimated cost from our attorney, should it be necessary to file a lawsuit.
- ◆ The J building new roof project is about 50% done.
- ◆ The maintenance crew located a map of water shut offs for all buildings. Most have been located, but some are underneath grass and will need to be dug up and marked.
- ◆ The board approved a bid of \$15,870.00 from S.Tabone Paving and Seal Coating, to do paving this year.
- ◆ The board approved to modify an old rule that requires an owner, who wishes to replace an entry door, to purchase a special order door.

Janet Greene, Secretary

Treasurer's Report

As of April 30, 2016 our cash assets total \$316,192.38 and consist of the following: Lake Shore Reserve Account - \$247,928.17, Lake Shore Checking Account - \$60,822.21 and there were monies received but not deposited by month end totaling \$7,442.00.

For the four-months ended April 30, 2016, our financials show a net income of \$1,604.63 compared to a budgeted net income of \$28,259.00. The variance is due to capital projects expensed thru the four months ended April 30, 2016 but were budgeted either in 2015 or later this year.

As of April 30, 2016 there was **one** homeowner whose outstanding maintenance fees were 90 days past due. According to our resolution, we have filed a lien against this property.

Our annual meeting is scheduled for 4:00 PM June 12, 2016 at which time we will be making a presentation of the 2017 operating budget and projected capital projects.

Deborah Ferris Treasurer

COMMUNITY NEWS

The Annual Edgewater Association Homeowners Meeting and Election will be held Sunday, June 12 at 4:00pm in the Lakeside Lounge. At that time there will also be a presentation of the tentative 2017 budget.

Recreation & Social Committee Activities

June 11 ... Meet and Greet

4:00pm Pool Building
Bring a dish to pass, table setting and beverage.
Come meet old friends and new!

July 2 ... Birthday Party

4:00 pm. Pool Building
Come celebrate our country's birthday and our residents' birthdays as well with birthday cake and ice cream!

July 16 ... Sip and Paint

4:00pm. Pool Building
There is an artist in everyone - come paint with instructor Alberta Parker and create artwork for your home.
\$40 fee includes supplies. BYOB

July 17 ... Ice Cream Social

1:00-3:00pm. Pool Building

July 23 ... Music Poolside

7:00-10:00pm. Poolside
Wear your dancing shoes and dance the night away with Tim Kelly and Jim Webber ~ Greatest Hits.

August ... Treasure Sale

9:00am-1:00pm. Pool Building
The pool building will be open daily starting Monday, August 1st from 10am-1pm and 4-5pm to receive donations for the sale. Proceeds from the sale will be used for Rec & Social Events for 2017. Hot dogs and pop will also be for sale that day.

August 17 ... Employee Appreciation Luncheon

Noon, Pool Building
Come have lunch and show your appreciation to Edgewater employees. Food, table service and beverage provided. By the Rec & Social committee

August 28 ... End of Summer Pot Luck

4:00pm, Pool Building
Time to say goodbye for the summer with delicious food and splendid company. Bring a dish to pass, beverage and table service.

Something new ...



if it rains)

June 8th and 22nd

July 13th and 27th

August 10th and 24th

BYOB of choice, chair and snack if you wish. In case of rain we'll meet in the Pool Building. Clothing optional (kidding). Wanted to get your attention!

Board of Managers

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Mark Johnston, 2nd Vice President
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Janet Greene, Secretary
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Staff

Rick Clawson, Administrator
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Gather with friends at 4:00pm lakeside on the lawn behind L building. (Pool building

COMMUNITY NEWS

Parking Rule Enforcement: Your Guests Don't Get It.

Most of the snowbirds have returned and parking enforcement begins ... sadly the snowbirds and residents are not the ones creating parking issues: Guests and visitors seem to believe they can park wherever they want. We need every resident's assistance in educating guests and visitors to park in the proper areas.

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.

Bird Feeders, Squirrels and Chipmunks ... oh my

This year we seem to be experiencing an epidemic of squirrels and chipmunks. **The Rules & Regulations prohibits the use of bird feeder (other than hummingbird feeders) from May to October.**

Seed and bird food attract the cute little chipmunks, who in turn, invite all their relatives. They like to build their homes alongside or inside our buildings and create havoc. They are a nuisance and do nothing but create problems. Please follow the rules and remove any bird feeders.



Speeding: Your Guests Don't Get This Either

For the most part all of our residents follow the posted speed limits throughout our community. Guests and visitors don't. Please help the community by making sure your visitors understand we have rules that they must follow. With the nicer weather comes an increase in the number of people walking and children playing. Help keep Edgewater safe.

The Pool is Open!!

The pool is now open for everyone's enjoyment! If you have not signed the rules agreement and need your code, stop at the office or see Marc. A few new rules have been added that will make everyone's summer more enjoyable. A little courtesy and common sense goes a long way!

