

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday,
August 27, 9:00am
Association Office

Volume 16 □ Issue 8 □ August 2016

President's Notes

Tax Assessment

We are moving ahead with our litigation process for the Taxes here at Edgewater Condominium Association (ECA). The legal documents have been signed and filed. We are now back into a waiting situation for the next step.

By-Laws & Rules Review/Update

The board is beginning a process to review and modify the Rules & Regulations. We would like to do a complete and in-depth examination of our existing document. **We are requesting your help as residents and owners here at ECA for input and direction by volunteering some of your time on a sub-committee to achieve this goal.** Please submit your name to our ECA Administrator, Rick Clawson, at the office.

The board is also pursuing an update to the By-Laws. This is an important document that provides the ECA Board of Managers the roadmap for governing our Association and provides the Board with the means to enforce policies. During these past several years the Board of Managers were unable to efficiently and effectively deal with situations. In addition technological advancements have provided opportunities to communicate and deal with issues that can be addressed in the By-Laws to assist the Board of Managers be more effective with the operation of ECA. **Again the Board is looking for owners to volunteer a few hours a month with this important project. Please submit your name to our ECA Administrator, Rick Clawson, at the office.**

2016 Financial Review

Recently the ECA Board of Managers received the results of the annual financial review that is required by the ECA By-Laws. The review validated our accounting methods and procedures. Unfortunately it also highlighted that as of August 1, 2016 **\$16,617.67** has been identified as being delinquent, some amounts going back as far as 2011 or more.

This amount was scrutinized by our Treasurer and found that it was the under 30 day delinquencies. Our present policy is to diligently manage the over 90 day delinquencies, which Debbie has done an admirable job maintaining. However, what she found with this issue is that it is created by the accounting software that we use. An example of what is happening is if I missed my February 2014 maintenance fee payment in March 2014 when I made my payment the fee would credit the amount to the February 2014 amount still leaving me with a balance under the 30 day delinquency column. This would continue as long as I maintained paying on a regular basis. As a result I never really paid my February 2014 payment but because of the way the accounting software considers my payments I'm only one month (30 days) in arrears or delinquent. Subsequently ECA continues to carry a significant 30 day balance rather than being current.

As president of the ECA Board of Managers I feel we must collect this outstanding debt in a timely manner in order for us to show that our finances are complete now as well as for the future, thus creating a fiscally sound balance sheet and creating a point in time where the ECA is monetarily whole.

Our Treasurer determined what the problem was and developed a solution to avoid this situation in the future and has put in place the solution with our accounting firm. I'll defer to Debbie for this explanation in her article.

Within the next 30 days the Board will be addressing this issue by notifying those owners of the past due amounts.

Jeff Hoy

Highlights of the July Board Meeting

Many topics were discussed at the July board meeting on Saturday, July 30, 2016. They include the following:

- ◆ A homeowner presented two suggestions to deflect the 2nd floor balcony lighting away from the buildings at night. One was a shield that can be installed in the existing lights. The other was a new type of Halo LED Retrofit Eyeball Trim light that is adjustable for directing light in different directions.
- ◆ The board had a discussion regarding the pet rules in our rules & regulations that require all pets to be carried or leashed when outside on our Edgewater community grounds, following a number of complaints pertaining to complaint about a cat disturbing ground floor residents with pets.
- ◆ Rick reported that some new utility lights have been replaced by the DPW Electric Department, sealing of parking areas continues in selected areas, our attorney has filed our request to challenge the Edgewater tax assessments in Chautauqua County Court. There have been internet issues for the past couple weeks, which is getting better.
- ◆ The board has been reviewing the rules & regulations and will begin the long process of reviewing the By-Laws, as well.
- ◆ More security cameras will be installed at the pool following a recent incident of unattended teens being observed at the pool.
- ◆ Next meeting is Saturday, August 27, 2016, at 9am in the Association Office.

Respectfully,

Janet Greene,
Secretary

Treasurer's Report for June

Before I report on the financials for the six months ended June 30, 2016, I think it is important to explain why we are incurring a substantial net loss and will continue to show a loss for the remainder of 2016.

This loss is due to the fact we paid for the WWTP in 2016 when the project was completed (\$133,700.11) but collected the special assessment or revenue in 2015 to cover this expense. This revenue is recorded in one year but the offsetting expense is recorded in the following year. In addition, we had other capital projects budgeted for 2015 but were not completed and paid until 2016 that total \$12,700.00..

As such, for the six months ended June 30, 2016, our net loss is \$159,403.67 compared to a budgeted net income of \$20,983.00. As of June 30, 2016 our cash assets total \$157,013.34 and consist of the following: Lake Shore Reserve Account - \$108,709.52, Lake Shore Checking Account - \$42,044.82 and there were monies received but not deposited by month end totaling \$6,259.00.

As of June 30, 2016 there were two homeowners whose outstanding maintenance fees were 90 days past due. According to our resolution, we have filed a lien against these properties.

As mentioned in our President's article we recently received our annual financial review and it was brought to our attention their were outstanding account receivable balances listed on our aging report in the 1-30 days past due column that were in fact more than 30 days past due. This occurred because of a missed payment in any one calendar year. In working with our accountants we have come up with a plan on how to monitor this on a monthly basis going forward.

When there is a finance charge that posts in our current column of our accounts receivable aging report, this is a trigger for us that a homeowner has missed their maintenance payment the prior month. With this plan in place, we will be able to notify a homeowner immediately that ECA did not receive the previous month maintenance fee. Giving you the opportunity to validate if this information is correct or incorrect in a timely manner.

Deborah Ferris Treasurer

Board of Managers

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

Jeff Beach, 1st Vice President
716-433-6469
jeffrey.beach@niagaracounty.com

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

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

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

Staff

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

Recreation & Social Committee Activities

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 ... Gather with friends at 4:00pm lakeside on the lawn behind L building. (Pool building if it rains)

June 8th and 22nd

July 13th and 27th

August 10th and 24th

COMMUNITY NEWS

Rules & Regulations Reminders ...

Leasing of Units

All owners who rent to a tenant shall:

- ◆ Provide the tenant with a copy of the Rules and Regulations.
- ◆ Include in the lease agreement a provision that the tenant has been given said copies, has read and understood, and agrees to abide by these documents.
- ◆ **Notify the Board of Managers in writing that the unit is tenant-occupied, giving the name(s), address and phone number of the occupants.**
- ◆ Provide to the Board the name of any agent retained by the unit owner to manage the unit for him/her. The unit owner is responsible at all times for the enforcement of the established guidelines.
- ◆ No condominium unit shall be rented for transient or hotel purposes.

Swimming Pool

- ◆ All pool rules must be obeyed and will be strictly enforced: The pool area will remain locked when not in use. The key code is available from the Association Office.
- ◆ Swim at your own risk; there are no lifeguards on duty.
- ◆ **"Horse play," diving, running, undue splashing, and obscene language are not allowed.**
- ◆ No drinks in glass containers are allowed in the pool area; plastic containers and cans are acceptable.
- ◆ No food is allowed in the pool area. The recreation room is available for snacks
- ◆ **All persons under 18 MUST be accompanied by and under the control of an adult.**
- ◆ The pool area must be evacuated and seek cover at the first sign of thunder and lightning.
- ◆ Radios must have headphones.
- ◆ No more than eight people from any one unit are allowed in the pool at one time.
- ◆ Swimming attire is required -- no cut-off jeans.
- ◆ Do not hang on or remove safety rope.
- ◆ Pool hours are from 8 a.m. to 9 p.m. except when the pool is closed for maintenance.

Pets

- ◆ Owners or their family may have two dogs or cats but may not exceed two pets per unit.
- ◆ **Long term renters (6 months or greater) may have one animal providing they have written permission from the owner. A copy must be provided to the office**
- ◆ **Any pet causing or creating a nuisance, unreasonable disturbance, noise, or which attacks a person or another animal, shall be permanently removed from the property subject to these restrictions upon three days written notice from the Board of Managers.**
- ◆ Any person who is involved in an animal attack incident should report it both to the Edgewater Board of Managers and to the Westfield Township animal control officer within 24 hours of the time the attack occurs. This will provide the necessary legal record to support the Board's efforts to enforce these rules.
- ◆ Pets must always be on a leash or carried. Animals not on a leash or carried will be turned over to the Town of Westfield animal control officer.
- ◆ **Pets may be walked anywhere on the Edgewater grounds, but no closer than 50 feet from all buildings, providing owners clean up after the pet at all times.**
- ◆ Pets are not allowed inside any of the common areas owned by the Association
- ◆ Reptiles of any kind are not permitted in the units or development.
- ◆ Pets are not permitted in any area where food is being served or may not attend any Edgewater board or committee meeting.

COMMUNITY NEWS

Reminder for Fireplace Owners ...

The following was adopted by the Board of Managers in January, 2016, placing the responsibility of owners with fireplaces to make sure they are safe and properly maintained. The area highlighted in red is very important!

NOW THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following rule and regulation to enhance the safety and general welfare of the members of the Association and to protect the Common Elements and property within Edgewater Condominium Association, development:

- A. The owners of each unit in the Association that is equipped with a fireplace and chimney shall be required to have their fireplaces and chimneys cleaned and inspected annually prior to September 1st.**
- B. Contractors must file with the Association an original and current copy of a certificate of insurance in a form acceptable to the Association.
- C. The fireplace and chimney shall be cleaned and inspected by a qualified chimney inspection firm. The Homeowners shall submit to the Association an original certification of the inspection from the contractor, stating that the fireplace and chimney have been cleaned and inspected and serviced and/or repaired as needed. Said certification shall be submitted every year prior to September 1st.**
- D. If the fireplace is found to be unrepairable or unserviceable, the fireplace will be permanently disabled, removed, or replaced with a new fireplace.**
- E. In cases where the fireplace has been disabled the Homeowner shall submit to the Association written documentation from the chimney inspection firm indicating the date that the fireplace has been disabled ensuring that it will not be operated in the future. If the homeowner chooses to return the fireplace to service, the fireplace, chimney, and any modifications made must meet the requirements of articles "C" and "D" above.
- F. If removed, the homeowner shall provide written proof from the Chimney Inspection firm that the unit has been removed. This documentation will be in the form of a signed and dated letter to the Board of Managers.
- G. Homeowners found in violation of this Resolution shall be subject to all rights and remedies available to the Association in accordance with the rules and regulations titled "Enforcement" relating to a System of Fines; which stipulates that violators will be given a specified number of calendar days from the date of warning to correct the rule violation, after which a nominal fine will be assessed weekly up to a maximum amount until the fireplace and chimney are inspected, cleaned, repaired, or removed, if necessary, and the report filed with the Association.



Chimney & Fireplace Inspections