

# Edgewater Condominium Association COMMUNITY NEWS

BOARD MEETING  
Saturday,  
April 29, 9:00am  
Association Office

Volume 17 □ Issue 4 □ April 2017

## President's Notes

April is here and the signs of spring and summer are beginning to show. We have been working on a new lease for our vineyard. I'm excited to tell you that the board has accepted a new lease with a new person and we hope to revive our vineyard. Watch the field as workers begin the process of pruning and maintaining the vines and vineyard.

Two of the major construction projects will begin shortly. Contracts have been let for the replacement of the "K" building roadside deck as well as the installation of the solar pool heater. Work on the pool and installation of the heater equipment is already under way.

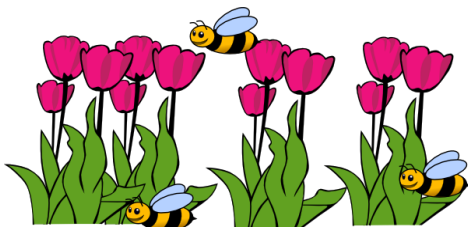
Our landscape committee is already looking ahead for the upcoming season. We had major work done last year and hope to maintain that which was completed this year.



## 2017 ELECTIONS

Nominating Committee and Inspection of Election Committee appointments will be made in the next several weeks. Any interested owner should contact me if you wish to assist.

*Jeff Hoy*



## Highlights of the March 24 Board of Managers Monthly Meeting

- ♦ Andy Putnam was a guest speaker at the meeting and presented his goals for the grape vineyards at Edgewater Condominium. The board approved a new grape contract with Mr. Putnam.
- ♦ Stratton Services was awarded the bid for the K Building Deck project.
- ♦ The Pool Solar Heating project is scheduled for installation on April 4, 5, & 6, 2017, according to Rick Clawson.
- ♦ Janet Greene and members of the landscape committee will begin sprucing up the grounds as soon as weather permits. She requested that the board consider creating a fireplace wood storage area near the recreational parking area at the west end exit road. This would get rid of the ugly piles covered with tarps along the main entrance road.
- ♦ Jeff Hoy will move forward with election committee assignments.

Respectfully,

*Janet Greene*

Secretary

## Treasurer's Report ...

Our **operating** net income for the two months ended February 28, 2017 was \$22,543.72 compared to a budgeted net income of \$9,813.00. Our cash assets include the following: reserve account in the amount of 34,583.81, checking account in the amount of \$83,067.71 and undeposited funds of \$11,192.68 totaling \$128,844.20.

The delinquencies shown on the February financials have been brought to a current

*Continued on page 2*

# COMMUNITY NEWS

*Continued from page 1*

## **Treasurer's Report ...**

status in March 2017. The three liens we filed in February were brought to a current status in March 2017.

I am happy to report we have received funds from a homeowner who was sent a foreclosure notice in January. This homeowner paid the total amount we requested to bring his account to a current status at that time.

It is the first time since joining this board 6 years ago that this homeowner has been current. The board has been very successful in its persistency to collect outstanding fees from homeowners. As treasurer of this Association, I believe it is of critical importance of the Edgewater Association board to continue this practice into the future and failure of any owner to make these payments when due creates a cash-flow problem for the Association. This results in owners who make timely payments of their maintenance and assessments to bear a disproportionate share of the Association's financial obligations.

*Deborah Ferris*, Treasurer

---

## **Rules and Regulations Review and Reminder ...**

### **Parking**

Owners and/or occupants are permitted to park one vehicle in resident parking areas. All other vehicles must be parked in the visitor and guest parking area.

Vehicles that remain unmoved in any parking area for more than 30 days will be relocated to the boat, RV and trailer storage area.

All vehicles registered as commercial or with commercial advertising or lettering must be parked in visitors and guest parking areas.

Tractors, trailers and large trucks must park in board designated parking area.

Only vehicles with a state or municipality issued handicapped parking sticker/tag may park in areas marked for handicapped parking. Violators are subject to the laws of the State of New York and may be issued a citation by law enforcement and/or have their vehicle towed at the owner's expense.

All owners and occupants are required to fill out a parking permit application. Each vehicle parked on the property shall have an Edgewater parking sticker or guest tag on their vehicle at all times. Stickers are to be placed on the forward facing side of the vehicle's inside rearview mirror. Guest tags may not be used for more than 30 days.

If a vehicle is left running unattended, exhaust fumes must not be directed toward the buildings.

Each unit will be allowed a total of three vehicles on Edgewater property. "Vehicles" include cars, trucks, boats, and all other recreational vehicles. Residents desiring to have additional vehicles will be charged an annual fee as follows:

Vehicle 4: \$250

Vehicle 5: \$400

All additional: \$500 per vehicle

Any extra vehicles (more than three) must be parked in an area designated by Edgewater Administration.

All vehicles must be registered and insured. All RVs and motorhomes, must be stored or parked in the designated parking area on the west road.

# COMMUNITY NEWS

## Let's Go Swimming!!

The Solar Heating Project Is Complete ...

**before**



**after**



# John J. Grimaldi & Associates, Inc.

## ~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.