

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday,
June 24, 9:00am
Association Office

Volume 17 □ Issue 6 □ June 2017

President's Notes

Annual Meeting June 11, 2017 4:00 PM

The annual meeting will be held on Sunday June 11, 2017. This is an important meeting for all owners not only because of the election but in addition the board will provide a preliminary view of the 2018 budget. This process started a year or so ago in order to have as many owners present to see and understand the fiscal part of doing business for the Association.

In addition to these events we hope to have our solicitor available to update the owners as well as the board in regard to the process and progress of the legal action we are pursuing relating to our property Tax Assessment.

Be sure to attend and listen to these important presentations.

Capital Projects

I am pleased to inform you that we have completed three of the major items in our budget this year, not only early but under budget.

We purchased a new zero turn mower early this year which you may have already seen cutting the lawns. This mower has proven to be faster and much more agile at mowing the ECA areas than previous equipment.

The solar pool heater has been in operation and providing the warmth of the sun to the pool water. I think this is the earliest our pool has been opened. Note the key word in the previous sentence, SUN, since it is a solar heater we must rely on the sun being out to heat our pool.

That brings me to another piece of information. I've talked about the new mower and the new solar heater both of which new the help of Mother Nature to perform the tasks for which they were obtained. Unfortunately She hasn't been cooperative this year as we would hope. At the time of this writing we have had only 6 days in the past 30 that did NOT have rain. In those 30 days we have had 6 2/3" of rain as measured by our rain gauge and Buffalo news has indicated that we are already 2.99" above the monthly average. With that being said I would ask everyone to be patient with the ECA staff when it comes to lawn maintenance.

Getting back on track from that tangent the third project completed was the roadside deck on the "K" building. Not only did it come in under budget we are also evaluating some area lighting that we had installed on the front edge of the balcony. This lighting is an attempt to provide increased safety and security measures throughout our property. Please observe the area in front of the "K" building some evening and provide your comments with regard to these new lights.

Other Items

I would like to thank Janet Greene, the Landscape Committee, and all the volunteers that have helped to beautify our surroundings as mentioned before about "Mother Nature" it took a lot of patience and dodging of raindrops.

A pest control item was brought to the attention of the board at the last meeting. After a great deal of discussion and examination of the By-Laws at this time the board will ensure the external perimeter of the buildings are reasonably sealed to avoid infiltration of unwanted pests. However the owner also has a responsibility to eliminate food sources and restrict entry points with suitable materials. We based this interim decision on the statement in the By-Laws indicating that maintenance responsibilities are delineated at the mid-point of the exterior walls, ceilings, and floors.

Jeff Hoy

Highlights of the May 27 Board of Managers Monthly Meeting

- ◆ The K building deck project has been completed. Rick Clawson told the board that new lights were installed on the fascia of the building to improve night time lighting for residents. The landscape committee has been cleaning up the unit fronts and the association mound that needed some repairs after construction. Rick said that the maintenance crew would finish repairing the lawn and spread grass seed this week.
- ◆ The pool is open, however there is a leak in the lines to the kiddie pool. Rick is looking into a possible repair without tearing up the concrete. Homeowners will be required to get new passcodes and a copy of the pool rules from the Association Office, to gain access to the pool.
- ◆ Wilson Excavating needed to be called to install a clean out at the WWTP, due to a blockage.
- ◆ Election mailings have been sent out to residents. The Annual Meeting will be held in the Lakeside Lounge on June 11, 2017 at 4pm. All homeowners are encouraged to attend this very important meeting.
- ◆ Following a question from Debbie Ferris regarding the issue of maintenance storage debris, Rick assured the board that the maintenance crew will clean up the area around the sewage treatment plant and continue cleaning around the maintenance garage.
- ◆ Janet Greene reported that the landscape committee continues to spruce up the complex. Many residents are getting involved by adding new touches at their building fronts, stairways, pulling weeds in association community flower gardens, and watering flower box plants around the complex.
- ◆ The board discussed the boundaries surrounding homeowner units regarding who is responsible for repairs following a report of a mice infestation in a unit at M building.

Respectfully,

Janet Greene
Secretary

COMMUNITY NEWS

Treasurer's Report

Our **operating** net income for the four months ended April 30, 2017 was \$42,436.40 compared to a budgeted net income of \$16,530.00. Our cash assets include the following: reserve account in the amount of 13,213.86, checking account in the amount of \$70,429.40 and undeposited funds of \$9,786.00 totaling \$ 93,429.26.

Our delinquencies over 31 days totals \$1,127.36 and I am happy to report we currently have no liens filed against homeowners.

The board continues to be successful in its persistency to collect outstanding fees from homeowners. As treasurer of this Association, I believe it is 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.

I look forward to our annual meeting shortly to review our financial status now and our projections for the future.

Deborah Ferris

ECA Our Home

The large amount of "May Flies" or "Lake Flies" these past years are an indication that our most luring attraction, Lake Erie, is alive and healthy. I was able to find this following article on the Ecology of these flies by searching "lake flies" in Google. I hope you can better appreciate this relatively short period of time that these "Lake/May Flies" are around.

Jeff Hoy

Ecology of Lake Flies (as found in Google)

Larvae and pupae are important food items for [fish](#), such as [trout](#), [banded killifish](#), and [sticklebacks](#), and for many other [aquatic organisms](#) as well such as [newts](#). Many aquatic insects, such as various predatory [hemipterans](#) in the families [Nepidae](#), [Notonectidae](#), and [Corixidae](#) eat Chironomidae in their aquatic phases. So do predatory [water beetles](#) in families such as the [Dytiscidae](#) and [Hydrophilidae](#). The flying midges are eaten by fish and insectivorous birds, such as [swallows](#) and [martins](#). They also are preyed on by bats and flying predatory insects, such as [Odonata](#) and [dance flies](#).

The Chironomidae are important as [indicator organisms](#), i.e., the presence, absence, or quantities of various species in a body of water can indicate whether [pollutants](#) are present. Also, their fossils are widely used by [palaeolimnologists](#) as indicators of past environmental changes, including past climatic variability. [\[10\]](#) Contemporary specimens are used by forensic entomologists as medico-legal markers for the postmortem interval assessment. [\[11\]](#)

A number of chironomid species inhabit marine habitats. Midges of the genus [Clunio](#) are found in the [intertidal zone](#), where they have adjusted their entire life cycle to the rhythm of the tides. This made the species [Clunio marinus](#) an important model species for research in the field of [chronobiology](#). [\[12\]](#)

Landscaping Committee Report

As you take a stroll on the Edgewater grounds, you may notice that the Landscape Committee and individual homeowners have been working diligently to enhance the natural beauty of our complex. There are numerous flower gardens on the lakeside that have been created and maintained by individual homeowners who appreciate the beauty it adds to our lake views and gorgeous sunsets. Many plants provide nectar for the seasonal hummingbirds, honey bees and monarch butterflies.

Elsewhere on the grounds you will find a gorgeous wildflower garden behind N building, sea grasses at the pool building area, flower boxes, and numerous association flower gardens. Most of these are maintained by the Landscape Committee, which is a group of volunteer residents who enjoy getting their hands dirty and making a difference at Edgewater. It takes a lot of patience and hard work, but we are a determined group.

Each year more and more residents are getting involved, as this year a few residents have enhanced the beauty surrounding the stairways to their buildings. Keep in mind, this is being done, not by the maintenance staff, but by volunteers who care about their surroundings and appreciate how well our grounds are beginning to look.

The landscape committee has created an overflow garden across the street from K building for excess bulbs, hosta, shrubs, and other plants that can be transplanted elsewhere on the grounds as we continue to make improvements. As individuals thin out plants in your own gardens, they can be planted in the overflow area, instead of throwing them out. In addition, we hope to encourage tree saplings, flowering tree and bush saplings to grow until they can be transplanted in other areas on the grounds. The committee will, also, save the vinca vines from the flower boxes to be used again in next year's boxes.

The K building roadside deck project has been completed, leaving behind a damaged front lawn and association mound, as well as unit fronts that need to be repaired. Most of the landscaping work has been completed and repairs to the lawn and mounds, made by the equipment, will be completed by the maintenance crew this coming week, according to the administrator's report to the board.

Two other areas that have been a concern to many homeowners is still a work in progress, that the association board of managers has asked the Administrator to improve, are the maintenance storage area near the WWTP and behind the maintenance garage. Rick has assured the board that the maintenance staff will be assigned to clean up these areas in the near future as time allows.

If you have any question or want to become involved in the Landscape Committee, contact Janet Greene at 716-581-3875 or greenecres808@hotmail.com

Janet Greene

Landscape Committee Chairperson



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

Vacant, 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



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.