

# Edgewater Condominium Association

# COMMUNITY NEWS

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

Volume 17 □ Issue 7 □ June 2017

## President's Notes

### New Members

I would like to welcome Ruth Schauer and Tony Cascio as new members of the ECA Board of Managers. We all look forward to working together for the continued progress of our community. I would also like to thank Janet Greene and Mark Johnston for their work and support of the Association.

### Rules & Regulation

The board has certain liabilities for various actions and activities in common areas and spaces within the Association Complex. One of those areas is the second floor roadside decks. The NY State fire code does not permit the placement or storage of items such as tables, chairs, flower pots, or any other decoration that impedes the egress along the deck. As stated in the code: "Furnishings, decorations or other objects shall not be placed so as to obstruct exits,, access thereto, egress therefrom, or visibility thereof." This pertains to the entire extent (length & width) of the deck. The board has dealt with this issue before and continues to uphold the fire code. This regulation is in place for everyone's safety and all need to accept and follow this directive.

### Tax Assessment

The board has met with our representatives acting in our behalf during this time preparing for the tax assessment litigation. We have been asked if the board is firm with our proposal or are willing to adjust our claim. We believe our proposal is correct however as a good faith gesture we have instructed our representatives to provide some added data to aid in the support our request. We hope to have additional information later this month.

### Committees

The board has identified three standing committees to assist with the business of ECA. The Committees are:  
Landscape, Rules & Regulations, and By-Laws  
Members of these committees will be posted on the website.

### Help ECA to Save some Money

This may seem like a minor item however every dollar saved helps the bottom line. This is related to our recycling dumpster. Each time this dumpster is emptied it costs the association \$125. By breaking down your boxes so they are flat we are able to put much more into the dumpster before it needs emptied. So do your part and flatten those boxes before you recycle them and help us reduce the number of times the dumpster needs to be emptied.

### Annual Owners Meeting

The Annual Owners meeting had reviews of the Tax Assessment as well as updates for the 2018 Budget and anticipated maintenance fee increases to support the ongoing efforts to maintain the facilities, roads, and parking areas. The slides used to present the information are presently on the ECA website in the resident's area.

### Board Meetings and Owner Concerns

As a reminder the Board meets every fourth Saturday at 9:00 AM. Keep in mind that it is the Board of Managers that engage in the discussion and provide the direction of ECA as an organization. Individual board members do not have the authority to act independently on issues but rather will discuss the issues as a group during a scheduled board meeting and act on the concerns of the community. If you are truly interested in the direction of our community and have valid concerns then I strongly encourage you to sit down and compose a memo to the members of the board and present it at one of the regular monthly meetings rather than approaching individual board members in a passing moment. Your presentation can only be officially recognized, and will have the most impact, when it is heard by the entire board at a regular meeting. It can then be dealt with in a rational and methodical manner. I will remind you that at each regularly scheduled board meeting there is an open forum in the beginning and at the end of the business portion of our meeting for your presentation. I also suggest that you keep your presentation concise and on point to your issue for the most effective impact.

### Cause for concern

On Saturday July 1, 2017 an issue with the second floor roadside deck on "J" building was brought to the attention of the staff. A portion of the cement span failed and buckled approximately 1 1/2". We successfully erected a temporary support structure for the short term. We have started the process of determining a permanent solution for this deck as well as an inspection of the remaining decks for possible issues.

*Jeff Hoy*

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## Treasurer's Report

Our **operating** net income for the five months ended May 31, 2017 was \$50,008.52 compared to a budgeted net income of \$27,260.00. Our cash assets include the following: reserve account in the amount of 26,458.34, checking account in the amount of \$53,497.32 and undeposited funds of \$4,452.00 totaling \$ 84,407.66.

Our delinquencies over 31 days totals \$1,385.87 while our total account receivables totals \$3,178.25.

Following is a summation of the financials that were discussed at our annual meeting on June 11, 2017.

Our current annual operating income is approximately \$324,576 while our current annual operating expenses total \$302,140 leaving around \$22,000 for capital projects. This is not enough to support our 5 year capital projects. Your board feels very strongly we need about \$80,000 a year surplus to cover our capital projects just to maintain your home, ie. roadway, ground drainage, roofs, equipment, building gutters, chimney chase surrounds, windows, doors and decks.

To meet this deficit the current board has made a decision to increase our annual maintenance fees beginning January 1, 2018 \$39.00 for two bedroom and \$26.00 for one bedroom. Beginning January 1, 2018 the monthly maintenance fee will be \$333.00 for two bedrooms and \$222.00 for a one bedroom.

At this time, the board is looking to increase the maintenance fees January 1, 2020 another \$12.00 for two bedroom and \$8.00 for one bedroom. Since this is over two years away, your board at that time may adjust these numbers.

*Deborah Ferris*

## Highlights of the June 24 Board of Managers Meeting

- ◆ The solar heating system is successfully warming the pool to an average of 85 degrees, depending on the availability of sun. The Health Department Inspection was completed with no issues identified for correction.
- ◆ The painting of all railings to a uniform black color is progressing. Lakeside power washing and dry lock application is also being completed.
- ◆ The By-Laws and Rules & Regulations Committees will continue work on the revision and updating of these documents.
- ◆ The Landscaping Committee continues work on restoration of the K building landscaping, as well as recycling and transplantation of extra plants. The Board thanked this Committee of dedicated volunteers for their continued efforts to beautify Edgewater grounds.
- ◆ Information continues to be gathered regarding the costs of the initial purchase and installation of the proposed pond fountain, as well as the associated ongoing costs for its operation.
- ◆ The issue of standing water near the grape field in front of "D" building is being addressed, and the area will be filled.
- ◆ Ruth Schauer requested and received approval from the Board to prepare a correspondence to Senator Catharine Young and Assemblyman Andy Goodell on behalf of the Edgewater Condominium Association. This correspondence will ask that Edgewater be considered under the allocation of funds from the recently approved New York State 2015 Flood Relief Legislation, as it relates to Chautauqua County. These funds, if granted, would encompass some recompensation for damages and repairs to our roadways and infrastructure resulting from the July 2015 flood.

Availability of Resident Information. The Board would like to remind all residents that complete minutes of all meetings (written and audio), as well as Newsletters and other Association information, are available on the Association website. This website can be accessed at [www.edgewatercondos.net](http://www.edgewatercondos.net). Anyone who needs the password to access the Residents Information portal should contact the Office. Written copies of minutes are also available at the Association Office upon request. If you would like to add your E-Mail address to the distribution list for Newsletters and other Association announcements, please contact the Office.

*Ruth Schauer*

# COMMUNITY NEWS

## Landscaping Committee Report

The Landscape Committee continues to work on community flower beds, unit fronts as weather and time allows. Recent projects we have been working on include trimming shrubs & bushes at unit fronts and surrounding areas (we have completed buildings C through G, at this time) as well as the front entrance. In addition, work has been done at K building to restore the unit fronts from the construction of the 2nd floor landing, and the maintenance crew has leveled and broadcast grass seed in the lawn. The tree stump still needs to be removed by a professional, to finish that project.

We have created an overflow area, for extra plants, flowers, bulbs and hostas, at the old playground area. Plants there include Rose of Sharon seedling plants, hostas, etc. that we hope to plant on the grounds once they get established, to reduce expenses in the future. The committee plans to remove the vinca vines from the flower boxes in the fall, and plant them in this area to reuse next year to save money, as well. We have, further, requested that a large wooden box/bin be built by the maintenance staff to save the potting soil from the flower boxes too. All of these measures would continue to reduce landscaping expenses in the future.

With the help of the maintenance, plants and evergreen shrubs were removed from unit fronts of those who are getting concrete slab patios installed at their units. These shrubs and plants were transplanted at various building stairways to enhance the areas around the stairs. Work will continue around the stairways the enhance those areas as time allows and into 2018.

Any residents who are interested in becoming involved and board members are invited to attend.

*Janet Greene* Landscape Committee Chairperson



### Election Results

Marybelle Beigh:.....	28
Tony Cascio: .....	48
Debbie Ferris:.....	48
Jeff Hoy:.....	41
Ruth Schauer:.....	43

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