

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday,
August 26, 9:00am
Association Office

Volume 17 □ Issue 8 □ August 2017

President's Notes

I hope everyone's summer here has been enjoyable so far, we still have some great time ahead of us. The board has been busy on a number of fronts working for Edgewater Condominiums (ECA). I hope everyone has taken the opportunity to listen to our recorded board meetings. The audio files are on the ECA website for you to experience.

Correction to the Last Newsletter

I incorrectly stated in the last newsletter when our Board of Managers meetings are held. Currently the established time is the **LAST** Saturday of each month at 9:00 AM. Generally we meet in the office however a notice on the website and information board(s) will specify the monthly location.

Pond Fountain

One item in front of the board presently is evaluating a proposal for a fountain in our pond. Please read and respond to the associated article in this newsletter so that the Board of Managers can include your perspective. I would request that all responses be in writing and presented to the board at the next regular meeting. Written responses can be sent to me by e-mail at: jeff.hoy@hotmail.com

"J" Building Deck

As previously noted in the last newsletter the 2nd floor roadside deck experienced a failure. We have hired a structural engineer to evaluate this situation as well as inspect the remaining 2nd floor concrete roadside decks for additional problems. He will be on site the first week of August performing his review and evaluations. He has already indicated a number of possible solutions to the immediate "J" building deck. Updates will follow as we receive and review the information.

Chimney Inspection: (immediate attention required)

With respect to the 1-2016 Resolution of ECA all units with fireplaces and chimneys must have them cleaned and inspected annually **PRIOR TO SEPTEMBER 1st**. Specific details concerning the contractors and the resulting inspection results can be found in the 1-2016 Resolution.

Communication

Unfortunately Rick's e-mail contacts were lost and his computer has sustained some minor but ill-timed damage. If you have not received an electronic copy of the newsletter send him an email at: office@edgewatercondos.net to re-establish your contact information.

By-Laws and Rules & Regulation

The Board is in the process of reviewing both the By-Laws and Rules & Regulations. Jeff Beach will be assembling his committee later in the month to review the correspondence that has already transpired for the By-Laws. Ruth Schauer with her committee has been actively reviewing, updating, and streamlining our Rules & Regulations to provide a more logical, practical, and functional document that will embrace local, state, and federal regulations as well as comply with our by-laws.

Maintenance Activities

Our maintenance staff has been busy these past weeks. They completed painting deck and stair railings. They have also completed cleaning the lakeside fascia and sealed them with dri-lock. If you haven't noticed the area around the maintenance building has been cleaned up with the relocation of our lawn and road maintenance equipment to the new storage area. There have been sections of the parking areas that have been sealed and striped indicating parking spaces. While the plans are to clean and seal the roadside cement areas in the coming weeks.

Parking Rules

This time of year brings owners and visitors to our complex in greater numbers and parking issues quickly arise. As stated in the Rules: **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.**

Water System

Rick will review the existing water system, especially the main shut off valves, with the Village Superintendent and DPW Manager in the near future. The purpose will be to identify faulty or inoperable valves as well as the possibility of installing new valves for better control to individual buildings. The cost for this will be covered by the maintenance account that the Village maintains for replacement or repair of our water system. This account can only be utilized for our water system.

Flood Relief Bill

Ruth Schauer has also been pursuing the opportunity of including ECA in the NY State Flood Relief Bill. This bill came about as a result of the intense flooding in the area in the recent past. As a result of these floods we needed to replace the culvert beneath the "P" Building access Road. We feel that since we are an entity similar to other municipalities that maintain their own roads and infrastructure we should also be eligible for some relief such as the culvert replacement.

Jeff Hoy

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Treasurer's Report

Our **operating** net income for the six months ended June 30, 2017 was \$53,733.72 compared to a budgeted net income of \$23,301.00. Our overall net loss for the six months ended is (\$10,997.84) after taking into consideration \$64,771.56 spent for capital projects as of June 30, 2017. Our cash assets include the following: reserve account in the amount of 29,295.59, checking account in the amount of \$46,133.44.

Our delinquencies over 31 days totals \$1,816.78 while our total account receivables totals \$6,154.52.

Deborah Ferris

Highlights of the June 24 Board of Managers Meeting

Summer is a busy time here at Edgewater, and many of the important issues discussed at July's meeting are contained in President Hoy's Notes this month. Some of the other items discussed are below.

- ♦ **Lakeside Trimming.** Department of Environmental Conservation (DEC) rules, codes and regulations were researched regarding the proper trimming and maintenance of vegetation on our lakeside bluffs. It was determined that we are free to formulate our own ongoing policy regarding this issue. Trimming of overgrown weeds and shrubs along the fence will commence in August.
- ♦ **Key and Password Policy.** The key and password policy regarding master keys, keys to various buildings and areas within the complex, as well as passwords for certain Association accounts and documents was reviewed. These will be updated as necessary.
- ♦ **Pool Shade.** The Board continues to look at various solutions to the issue of provision of some shade at our pool area.
- ♦ **Landscaping Committee.** The Landscaping Committee continues work on beautification projects on Edgewater grounds. A container and area for the preservation of some plantings, as well as soil and mulch, was requested.
- ♦ **Residents Open Forum.** All residents are invited and encouraged to attend our monthly Board of Manager's Meetings. Residents attending will be asked to sign-in. Anyone requesting an opportunity to speak during an Open Forum will be asked to also state the topic of their presentation. Residents are asked to refrain from interruption while another resident has the floor, and to contain themselves to the topic of their presentation.

Ruth Schauer

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Pond Fountain

As I mentioned earlier in the newsletter one item in front of the board presently is evaluating a proposal for a fountain in our pond. Since the pond is part of the "Common Elements" of ECA individuals cannot make alterations, unless there is board approval with special written agreements, which could open a Pandora's Box now and in the future. The fountain comes with initial and ongoing costs. To attempt to keep this as simple as possible let's assume that ECA, on its own accord, decided to install a pond fountain. This will eliminate the By-Law issue confronting the Board and present information for you to understand the financial issues. At this time the initial cost for installation would be approximately \$2,000 (material, electrical work, and installation). Ongoing maintenance and operation costs would be approximately \$300 annually (set up, remove, clean, store, and electrical usage). Other matters would be:

- Installation of a utility pole and transformer in front of the pond along Rte. 5 to supply the necessary electric.

- The fountain would provide more interest in our complex from the public as well as improve the 'curb appeal' of our homes.

- Future pump replacements may be required if the original pump would fail.

With this information and however you feel toward a project of this type I would ask you to please respond to me by clicking on my email address below and providing **YOUR** input. I will compile the responses and provide an anonymous summary to the Board of Managers. All replies will be deleted after compiling the information.

jeff.hoy@hotmail.com

Provide the following information in your response:

- Tell us if you own or rent.

- Based on the above information do you approve or disapprove of a Pond Fountain at ECA.

- If funds would be provided from outside the ECA budget would your decision be the same as stated in 2 above or would you have a different opinion.

- Detail any specific concerns or reasons that you support or oppose this project.

- Come to the board meeting and present your views.

The Board and I thank you for your interest and response.

Jeff Hoy