

## President's Notes

### Election Committees

Appointments for the Nominating Committee and Inspection of Election Committee will soon be made if anyone is interested to serve on either committee please provide your name to the office or Jeff Hoy (jeff.hoy@hotmail.com) before the March 31<sup>st</sup> board meeting.

The Nominating Committee will solicit biographies and review the qualifications of owners that wish to be considered for a board position then provide the selected names for placement on the ballot. The Inspection of Election Committee will validate, compile, and count the ballots on the day of the Annual Meeting.

### 2018 Projects

#### J Building Deck

The board solicited 4 bids to replace the "J" building deck. This has been deemed high priority and the work has been approved so construction will soon be underway.

#### Water Valves

The project to install individual water shutoff valves for each building is progressing. Three bids have been received and forwarded to the Town of Westfield for consideration. Once a bid has been selected and approved work will be started to complete this project. The money for this project is coming from the escrow maintenance fund collected and maintained by the Town of Westfield for our water system.

#### Paving

Bids are being solicited for additional paving of our roads and parking areas. Additional information will follow as this item proceeds.

*Jeff Hoy*



### Board of Managers

Jeff Hoy, President  
(724) 944-6285  
[jeff.hoy@hotmail.com](mailto:jeff.hoy@hotmail.com)

Jeff Beach, 1st Vice President  
(716) 433-6469  
[babebah@yahoo.com](mailto:babebah@yahoo.com)

Tony Cascio, 2nd Vice President  
(716) 913-0437  
[ajoncasio@aol.com](mailto:ajoncasio@aol.com)

Debbie Ferris, Treasurer  
(937) 974-4922  
[ferrisparetired@gmail.com](mailto:ferrisparetired@gmail.com)

Ruth Schauer, Secretary  
(239) 498-1459  
[erschauer@comcast.net](mailto:erschauer@comcast.net)

### Staff

Rick Clawson, Administrator  
(716) 326-2186 office  
[office@edgewatercondos.net](mailto:office@edgewatercondos.net)

**Treasurer's Statement**

**Edgewater Condominium Association**  
**Statement of Rev. & Exps.-Budget vs. Actual-Income Tax Basis**  
For the month ended January 31, 2018

	Jan 18	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Common/Capital Revenue				
Transfer from Reserves	3,190.00	3,190.00	0.00	100.0%
<b>Total Common/Capital Revenue</b>	<b>3,190.00</b>	<b>3,190.00</b>	<b>0.00</b>	<b>100.0%</b>
Operating Revenue				
Maintenance Fees	30,636.00	30,636.00	0.00	100.0%
Apartment Rental	600.00	600.00	0.00	100.0%
Storage Rental	473.00	665.00	(192.00)	71.1%
Finance Charges	36.58	8.00	28.58	457.3%
Interest MM	0.00	4.00	(4.00)	0.0%
<b>Total Operating Revenue</b>	<b>31,745.58</b>	<b>31,913.00</b>	<b>(167.42)</b>	<b>99.5%</b>
<b>Total Income</b>	<b>34,935.58</b>	<b>35,103.00</b>	<b>(167.42)</b>	<b>99.5%</b>
<b>Expense</b>				
Operating Expenses				
Professional Fees				
Attorney Fees	14,302.77	0.00	14,302.77	100.0%
Accounting Fees	1,058.29	1,125.00	(66.71)	94.1%
<b>Total Professional Fees</b>	<b>15,361.06</b>	<b>1,125.00</b>	<b>14,236.06</b>	<b>1,365.4%</b>
Utilities				
Snow Removal	2,052.59	1,000.00	1,052.59	205.3%
Electric	1,789.46	2,500.00	(710.54)	71.6%
Cable/Internet	1,253.20	1,267.00	(13.80)	98.9%
WWTP	975.30	733.00	242.30	133.1%
Water	885.50	500.00	385.50	177.1%
Refuse Removal	363.96	163.00	200.96	223.3%
Telephone	164.78	167.00	(2.22)	98.7%
<b>Total Utilities</b>	<b>7,484.79</b>	<b>6,330.00</b>	<b>1,154.79</b>	<b>118.2%</b>
Payroll Expenses				
Wages	4,977.34	6,526.00	(1,548.66)	76.3%
Payroll taxes	599.76	992.00	(392.24)	60.5%
<b>Total Payroll Expenses</b>	<b>5,577.10</b>	<b>7,518.00</b>	<b>(1,940.90)</b>	<b>74.2%</b>
Insurance				
Insurance - Casualty	2,588.66	2,750.00	(161.34)	94.1%
Insurance-Work. Comp./Disab.	287.56	333.00	(45.44)	86.4%
Insurance - Liability	232.08	333.00	(100.92)	69.7%
<b>Total Insurance</b>	<b>3,108.30</b>	<b>3,416.00</b>	<b>(307.70)</b>	<b>91.0%</b>
Maintenance				
Equipment Maintenance				
Equipment Maint-Project List	546.12	0.00	546.12	100.0%
<b>Total Equipment Maintenance</b>	<b>546.12</b>	<b>0.00</b>	<b>546.12</b>	<b>100.0%</b>
Building Maintenance				
Building Maint.-Project List	392.89	0.00	392.89	100.0%
Office	0.00	83.00	(83.00)	0.0%
<b>Total Building Maintenance</b>	<b>392.89</b>	<b>83.00</b>	<b>309.89</b>	<b>473.4%</b>

**Edgewater Condominium Association**  
**Statement of Rev. & Exps.-Budget vs. Actual-Income Tax Basis**  
For the month ended January 31, 2018

	Jan 18	Budget	\$ Over Budget	% of Budget
Other Maintenance				
Supplies - Cleaning	0.00	125.00	(125.00)	0.0%
<b>Total Other Maintenance</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>0.0%</b>
<b>Total Maintenance</b>	<b>939.01</b>	<b>208.00</b>	<b>731.01</b>	<b>451.4%</b>
Fuel & Other				
Advertising	715.03	0.00	715.03	100.0%
Bank Service Charges	0.90	0.00	0.90	100.0%
<b>Total Fuel &amp; Other</b>	<b>715.93</b>	<b>0.00</b>	<b>715.93</b>	<b>100.0%</b>
Administrative				
Office Supplies	602.18	625.00	(22.82)	96.3%
Employee Mileage & Misc.	40.93	125.00	(84.07)	32.7%
<b>Total Administrative</b>	<b>643.11</b>	<b>750.00</b>	<b>(106.89)</b>	<b>85.7%</b>
Transfer to Reserves	3,190.00	3,190.00	0.00	100.0%
<b>Total Operating Expenses</b>	<b>37,019.30</b>	<b>22,537.00</b>	<b>14,482.30</b>	<b>164.3%</b>
<b>Total Expense</b>	<b>37,019.30</b>	<b>22,537.00</b>	<b>14,482.30</b>	<b>164.3%</b>
<b>Net Ordinary Income</b>	<b>(2,083.72)</b>	<b>12,566.00</b>	<b>(14,649.72)</b>	<b>(16.6)%</b>
Other Income/Expense				
Other Income				
Internet Module	50.00	0.00	50.00	100.0%
<b>Total Other Income</b>	<b>50.00</b>	<b>0.00</b>	<b>50.00</b>	<b>100.0%</b>
<b>Net Other Income</b>	<b>50.00</b>	<b>0.00</b>	<b>50.00</b>	<b>100.0%</b>
<b>Net Income</b>	<b>(2,033.72)</b>	<b>12,566.00</b>	<b>(14,599.72)</b>	<b>(16.2)%</b>

## Reminders:

With the winter season ending and the impending return of our snow birds, here are a few friendly reminders ...

- ◆ The speed limit within our community is 10 miles per hour.
- ◆ Owners must clean up after their pets and all pets must be on leash.
- ◆ *Renters, no matter how long they intend on staying, are not allowed to have pets.*
- ◆ Only one resident-owned vehicle may be parked in front of units; all others, including visitors, must be parked in overflowed.
- ◆ RV's must be parked in the designated area in the western end of our property. They may not be left in any overflow area more than overnight, to load and/or unload.



*not really ... but we hope to have it open in early May!!*

Hello Edgewater residents,

Before we know it Spring will be here and Winter will be a distant memory! It is time to think about and plan for Summer activities.

Since there are no longer funds available for Rec.& Soc. activities, we will be limited in what can be planned. Pot Lucks and Winey Wednesdays require no funding. If any Ice Cream Socials are planned, sponsors will be needed to fund them. Usually ice cream is on sale most of the summer. Anyone interested in sponsoring a social please let me know so it can be scheduled. It would be nice to hold one once a month, at least for June, July and August.

In the past a Treasure Sale was held every other year so this would be the year to hold one. Some of the proceeds from a sale could be used for the Employee Appreciation Lunch. Anyone who would like to help plan and execute a sale, please let me know. Also, anyone who has any ideas for other kinds of activities we might plan, let me know. My e-mail is [mgollnitz@hotmail.com](mailto:mgollnitz@hotmail.com)

I would like to have the schedule of activities ready for the early part of May.  
I look forward to any and all ideas and participation. Think Summer!

Marilyn Gollnitz



## Landscape Committee 2018

It's hard to believe that March 2018 is here and time to start making plans to clean up the landscape in our community. Thank you to all of you who take pride at your own unit fronts and buildings to enhance the natural beauty of our grounds. Every little bit helps along the way.

We ask that homeowners save your newspapers, again this year, for the committee to use as a weed barrier in various flower gardens on the complex. They can be dropped off inside the maintenance building. We will use them throughout the season as we work the grounds.

Anyone who wishes to join the landscape committee can contact Janet Greene or Marilyn Gollnitz. 4