

President's Notes

Dear Edgewater Homeowner:

The board has completed the process to put the "RESALE CAPITAL CONTRIBUTION" amendment before the owners for a vote. The vote earlier this year was **tabled and is null and void** in order to allow the board to follow the process of appropriately presenting an amendment to the owners. The necessary review of the amendment has been completed by our attorney and we have received his correspondence acknowledging the process can proceed.

The intent of the amendment is to establish an additional source of income to support capital building projects. The income would come from new owners purchasing a unit. The amount collected would be deposited in a special account with the restrictions as defined in the amendment. At a future date when funds are needed to complete a capital project, and the need for an additional assessment is required for funding that project, an amount withdrawn from this special account created by the amendment could be used to reduce or eliminate the assessment.

Your vote is extremely important, according to the Declaration Article XVII, Section 2 a very strict accounting of eligible voters must be obtained for any amendment to pass. "... **approvals must be by not less than seventy-five percent (75%) of the Managers and by seventy-five percent (75%) of the unit owners who in the aggregate own not less than seventy-five percent (75%) of the common interest.**" So not only does the number of owners count they must own a combination of single and double bedroom units sufficient to account for the 75% aggregate common interest.

A special meeting for those that wish to vote in person and to count and publish the resulting vote for this ECA Amendment will be held in the ECA Lounge October 13, 2018 at 9:30 AM.

Jeff Hoy, Board President

Board of Managers:

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

Lee Davies, 1st Vice President
(716) 420-2649
captdavies@yahoo.com

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

Debbie Ferris, Treasurer
(937) 974-4922
ferriscparetired@gmail.com

Ruth Schauer, Secretary
(239) 498-1459
erschauer@comcast.net

Staff

Rick Clawson, Manager
(716) 326-2186 office
office@edgewatercondos.net

COMMUNITY NEWS

ECA TREASURER'S REPORT
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2018
PREPARED September 20, 2018

Our cash assets include the following:

Lake Shore Reserve Fund	\$ 84,442.76
Lake Shore Checking Account.....	28,419.58
Undeposited Funds	<u>14,268.29</u>

Total Cash Assets.....\$127,130.63

Accounts Receivable \$ 3,295.35

Capital Projects total \$67,125.00 and include paving of \$ 40,000.00 and J building deck (partial payment) \$27,125.00.
Our operating net income for the eight months ended August 31, 2018 is \$62,696.35.

There are no homeowners over 90 days delinquent as of August 31, 2018.



Activities and Events Around Edgewater ~ Fall, 2018

Harvest Dinners at the Westfield 1st Presbyterian Church will be held from 5:00 to 6:30 each Friday until October 26th. The cost is \$11 and they are GREAT!!

Fall Foliage Vineyard Walks at Johnson Estate Winery on Route 20 west of Westfield every Sunday of October at 9:30 AM. Reservations Recommended at 716-326-2191

On October 13th from Noon to 3:00 PM at the Grape Discovery Center on Route 20 a **NY's Fall Tasting Event** will be held. Some of the best wine, cider, spirits, and beer in the world will be there.

The new **National Comedy Center** is now open in Jamestown. This is an amazing new destination. Call 716-484-0800 for details or check their website at NationalComedyCenter.org

There are a number of museums, nature centers, and performing arts centers in our area. A display with copies of brochures and a map of the county has been created in the pool building on the large bulletin board. The brochures all have contact information that you can use to find out opening times, costs, special programs, etc. Enjoy

Roger Tory Peterson Center

Fenton History Center

Yorkers Museum

The Lawson Center Museum

Fredonia Opera House

Audubon Community Nature Center

McClurg Museum

Robert H Jackson Center

Dunkirk Historical Lighthouse and Veterans Park

The **Patterson Library** is a jewel of a place.
It's not just a place to take out books.

They have three book discussion groups looking at neat titles: **Bestsellers** - meet 7:00 PM 1st Tuesday each month; **Blue Marble** - meet 6:00 PM 4th Tuesday each month; **Literary Circle** - meet 1:00 PM 2nd Saturday each month

There are **art exhibits**

There is a **Culinary Creations Club** where each month a different cook book(s) are chosen and people create a dish and everyone gathers to enjoy.

Music Matters - interpretation with Justin Green the 1st Thursday of each month at 6:30

There are **DVD movies**

It has a great **reading room** with magazines and newspapers

It has **computers** to use

It has a **copy machine**

You can **check out passes** to visit a number of museums and attractions in the area with your library card ... FOR FREE!!!

You can **download e-books** to your computer, nook, or I-Pad

AND you can still **reserve and take out books**

The Patterson Library phone number is 716-326-2154

Edgewater Condominium Association

CONSENT FORM

We/I hereby give the Board of Managers and staff of Edgewater Condominiums, Westfield, New York, permission to enter and check my unit during the winter months while We/I am gone. The signature below indicates that We/I will not hold the Board of Managers or their staff liable for any damages that may occur during Our/My absence, except to the common elements as proscribed in the declaration. (Please indicate the date you will be leaving and returning to Edgewater).

Thank you.

Unit Owner Signature	
Building and Unit Number	
Winter Telephone Number	
Date Leaving	
Date Returning	
Today's Date	

**We will check your unit twice a month,
beginning in November and continuing through April.**



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.