

## President's Notes

Well we made it through another winter storm with minimal damage. I would like to thank Rick and the Edgewater staff for their dedication, hard work, and anticipation for the needs during these storms.

Plans for work projects this year are already being discussed to avoid delays impacts during summer.

Our financial accounts are in good shape and we should be monetarily healthy for the near future. The association continues to monitor delinquencies to avoid any problems of owners falling behind on their financial obligations.

*Jeff Hoy*

### Power Outage

A week ago we experienced a loss of power for nearly four hours due to damage caused by a wind storm. The electric department was notified and sent crews down to restore power. The crew will be back this week to replace some utility poles and do some proactive tree trimming to try to avoid this type of outage in the future. There may be some temporary, short-term outages and we'll try to give everyone here notifications, if the power needs to be down.



To all internet users:

We have recently received a disturbing letter (certified) from Consolidated Communications that one of our residents is using our service to illegally download copyrighted material through a file sharing program. This letter identified the exact day and time of the illegal download.

The technicians at Consolidated are working at this time to identify the individual through their IP address (And they WILL identify you). Once this is completed, the individual may face fines, jail time, or both. Consider this fair warning to anyone choosing to illegally download copyrighted materials. Edgewater Condominium Association will not allow any resident to knowingly and willfully do anything illegal and we are cooperating with Consolidated Communications.

Paying for a legitimate streaming service is much cheaper than fines and jail time.

#### **Board of Managers**

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

*Lee Davies, 1st Vice President*  
(716) 420-2649  
[captdavies@yahoo.com](mailto:captdavies@yahoo.com)

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

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

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

#### **Staff**

*Rick Clawson, Manager*  
(716) 326-2186 office



# 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.