

Edgewater Community Newsletter

ISSUE 9

SEPTEMBER 2021

Construction continues ...

The deck has been completed on the 500 building and work continues on the 1200 building, which should be completed by the end of next week. Lawn restoration should be completed soon, and sidewalk repair or replacement will follow.



INSIDE THIS ISSUE:

July Board Highlights	2
Recycling	3
Employee Appreciation	4
Sweatshirt Order Form	5
Firepit gathering	6
Recipes	7, 8

**Edgewater Condominium Association Board of Managers
August 28, 2021**

The Board of Managers meeting was held on Saturday, August 28, 2021, at 11:00pm in-person with limited seating and social distancing as well as via Go to Meeting. Highlights of the meeting:

- New deck replacement on the 500 building is ahead of schedule and looks wonderful.
- The original brick pillars at the 500 building were found to be hollow and will be replaced with plywood and siding matching the building.
- Gugino Plumbing was here to thoroughly scope and clear the lines for drains and thus water drainage has improved.
- Gutters have been cleaned and storm drains regraded for better water drainage.
- 2022 Budget planning will get underway in the next month or two.
- Research for a new pond fountain is actively underway, pending funds for 2022.
- A fireplace insert purchase is planned for the Community Lounge, pending funds for 2022.
- Anthony Lazarony offered to build a shed and purchase a rototiller for the Community Garden.
- New Guest Parking signs have been installed by guest parking lots.
- Look for new building signs as the budget allows. The new signs will show only the building number. No letters will be printed on the new building signs.
- There will be an organizational meeting on September 2nd, at 1:00 pm, in the Pool Room for anyone who would like to attend. This meeting is to share ideas for next year. If you can't attend and have ideas, please send them to Marilyn Gollnitz or Nanette Bartkowiak.
- There is a social planned for September 2nd, beginning at 6:00 pm, by the Pool House. Hot Dogs and all the fixings will be provided, attendees may bring a dish to pass, if wanted. Tables will be set up in the Pool House. After the hot dog social, please join us at the Firepit for conversation.
- There are three more Winey Wednesdays in September. They begin at 4:00 pm and all three will be held behind the 1000 building.
- Please join our private Facebook group for notification of events happening within our community. To join the Edgewater Facebook Group, search Edgewater Condominium Association. Reach out to Kimberly Alonge with any questions.
- The Beautification Committee is looking to create organized building groups to commit to caring for the gardens. Please contact Nanette Bartkowiak if you are interested in joining the committee and/or being your building garden-care representative.
- The By-Laws Committee is looking at amending our voting process. Please let Lee Davies know if you are interested in being part of the Rules & Regulations or By-Laws committees.
- Please be mindful of community sensitivity when it comes to our neighbors and workers onsite. If you have an issue you cannot resolve, please contact Rick to handle speaking to the person regarding the problem.
- New laundry machines should be installed within the next six-eight weeks.

The next meeting will take place at 11:00 on Saturday, September 25th. Pending any restrictions in place at that time, the meeting will be in-person, online, or both.

Respectfully submitted
Kimberly Alonge, Secretary

BOARD OF MANAGERS

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Hot Dog Social, September 2 ...



Community Spirit ...

Please remember that the joy of living here at Edgewater far outweighs the small annoyances that sometimes occur when living in close proximity to many neighbors. Enjoy how good it feels when you take time to help a neighbor in need, share a smile with a new face, or thank a contractor for their hard work. Above all else, be positive and join the effort to help Edgewater be known as a united, positive, and kind-spirited community. Kindness Matters!



Proper identification of bikes and kayaks ...

All kayaks should be properly identified (name and unit number) and locked at the storage rack. Bicycle storage in the pool building over the winter will be allowed providing the bike is properly identified and the office is notified so we can keep a record. All bikes must be removed by May 1.

Keep in mind that the association is not responsible for lost or damaged items.



Sweatshirts!! Order 'em now!!

Want a sweatshirt with the Edgewater logo? Orders are being take at the office now. Payment is due with your order and there is an overall order minimum of 12 sweatshirts so get all your friends together and place your order.

Edgewater



Crewneck (\$20.00) <input type="checkbox"/> Red <input type="checkbox"/> Royal <input type="checkbox"/> Navy <input type="checkbox"/> Charcoal <input type="checkbox"/> Black	Size	Quantity	Total
Hooded (27.00) <input type="checkbox"/> Red <input type="checkbox"/> Royal <input type="checkbox"/> Navy <input type="checkbox"/> Charcoal <input type="checkbox"/> Black	Size	Quantity	Total
Hooded w/Full Zipper (\$34.00) <input type="checkbox"/> Red <input type="checkbox"/> Royal <input type="checkbox"/> Navy <input type="checkbox"/> Charcoal <input type="checkbox"/> Black	Size	Quantity	Total

NAME

UNIT #

GRAND TOTAL

Make checks payable to Edgewater Condominium Association

Sweatshirt order will be taken through October 31

3 Ingredient Banana Oatmeal Cookies

Healthy Banana Oatmeal Cookies are so easy to make and require just 3 simple ingredients. Vegan and easily made gluten-free, these cookies are perfect for breakfast, dessert, or a snack.

Ingredients

- 3 very ripe bananas
 - 2 cups old fashioned oats
 - ½ cup mini chocolate chips (we prefer Enjoy Life mini chips)
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Instructions

1. Preheat your oven to 350F and line a baking sheet with parchment paper.
2. Peel and place the bananas into a medium-sized mixing bowl. Using a potato masher or fork mash the bananas until they are kind of smooth. If there are a few chunks that's totally fine.
3. Add the oats and combine them with the bananas using a wooden spoon or rubber spatula. Fold in the chocolate chips until everything is well combined.
4. Spoon out 1 heaping tablespoon of the mixture using a cookie scoop or a 1 tablespoon measuring spoon and place it onto the baking sheet. Use the back of a spoon to flatten the dough out just a bit. Continue until you have made 12 cookies or all of the cookie dough is gone.
5. Place into the oven and bake for 12-15 minutes. The cookies should be slightly golden.

Remove and let cool for a few minutes. Enjoy!

Options

*3 Ingredient Banana Oatmeal Cookies can be frozen for up to 3 months. Place in the refrigerator overnight to thaw.

*If you want "flatter" cookies, form them with your hands before placing them on the baking pan. They do not spread like regular cookies.

*Use gluten-free oats for a gluten-free version.

*Healthy banana oatmeal cookies can be kept in an airtight container at room temperature on the counter. You can also store them in the refrigerator for up to 7 days. (we store in the fridge).

*You may use quick oats if that's all that's available. But, you may need to add extra and the mixture will be a little wet.



Our Favorite Vinegar Coleslaw Recipe (No Mayo or Oil)

Made with just 7 simple ingredients, this coleslaw is tangy, sweet, crunchy, and delicious. There's no mayo and it's completely oil-free!

Ingredients

- 1 bag pre-packaged coleslaw of choice (14-16 ounce)
 - $\frac{1}{2}$ cup apple cider vinegar
 - $\frac{1}{4}$ cup maple syrup
 - 2 tablespoon Dijon mustard
 - 1 teaspoon celery seeds
 - Salt and pepper to taste
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Instructions

1. Open the bag of coleslaw mix and empty it into a large bowl.
 2. In a small bowl add the apple cider vinegar, maple syrup, Dijon mustard, and celery seeds. Whisk everything together until well combined.
 3. Pour the sauce over the coleslaw and toss until completely covered. Taste and season with salt and pepper.
 4. For best results let the slaw chill for at least an hour in the fridge or optimally overnight. But, it can be served immediately if desired.
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goodbye, august
hello, september



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.