

# Edgewater Community Newsletter

ISSUE 9

SEPTEMBER 2022

## Employee Appreciation Day 2022



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Thank you to our awesome  
Edgewater crew: Eldon,  
Jimmy, and Ed!

(photo left to right)



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## Edgewater Condominium Association Board of Managers' August 27, 2022 Meeting Highlights

The Board of Managers' meeting was held on Saturday, August 27, 2022, at 11:00 am online via Zoom. Highlights of the meeting include:

- **Dog Park:** The Dog Park is ready to go! This is a sturdy fence to uphold the winds and is a great addition to our furry community.
- **Deck and Stair Railings:** All railings for the 500, 600, and 700 buildings have been reinforced.
- **Buildings/Bridges Painting-** Painting of all buildings will start at the Pool House and proceed to other buildings as weather permits. Both bridges have been painted.
- **Recyclables:** A reminder: the recyclable dumpster is now for corrugated cardboard (stain/ food free), only and it must be broken down before putting it in the dumpster. Everything else goes in the trash dumpster.
- **300 Building -** The lower stairway of the 300 building has been painted and the steps and landing repaired.
- **Reminder for Transfer Station for Recycling:** The Bourne Street Transfer Station, in Westfield, has bins that you can take your glass, plastic, and other recyclables to on Saturday mornings from 9-1. Look for more information that was in the August 2022 Newsletter or reach out to Rick for more information.
- **Social/Recreation Committee:** As we are winding down the summer, there is one more Winey Wednesday scheduled (behind the 1002) and a pot luck on Sunday, August 28th. After that, weather permitting we can get together at the fire pit for evenings of music and conversation.
- **Employee Appreciation:** Kimberly reported the 2022 Edgewater Employee Appreciation Day held on Wednesday, August 24th was a great success. Our crew enjoyed a special order pizza from Andriacco's, along with their favorite Powerade, a dessert tray by Marilyn Gollnitz, crunchy snacks from Nanette Bartkowiak, and BBQ Kielbasa and many other festive goodies from Kimberly Alonge to celebrate our wonderful crew. Ed, Jimmy, and Eldon were grateful for their special day and thanked the community greatly for the kindness shown to them.
- **Buy-In for New Owners:** Colleen led a discussion on a buy-in for new owners, which was talked about several years ago, but did not come to fruition. This would allow us to add to our capital funds account and thus not look at assessments or raising HOA fees. A motion was made for the Board to investigate and prepare a report to bring to a future Board of Managers' Meeting for further discussion.
- **Next Meeting:** The next meeting will take place at 11:00 am on Saturday, September 24th online via Zoom. Attendance at monthly meetings via our online platform has been super and we will continue our monthly meetings online via Zoom until further notice.

Respectfully submitted,  
Kimberly A. Alonge, Secretary

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# Community Discussion ...

What shall we do with the proceeds from the community sale? There will be a meeting on Wednesday, September 7 at 7 p.m. in the pool building to discuss ideas for the use of



the proceeds. Everyone is invited to attend. If you are unable to attend but would like to submit an idea, please contact Colleen McCarthy at (770) 278-5840.

# Community Garden Success ...

The community garden, spreadheaded by Tony Lazarony (505) was a huge success this year with great participation by many community families.



**Dog Park completed** The dog park was recently completed by Ed and Jimmy. The guys did a great job and the park should last for years to come.





# 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.

*A simple email in lieu of this consent form will work just as well ... please let us know you want your unit checked.*

## 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.**

## Saucy Vegetable Tofu

Here's a great way to use your veggies from your garden. There are several benefits of eating Tofu, especially if you don't eat meat. A rotisserie chicken is a good substitute for a quick and yummy dish.

### Ingredients

8 ounces uncooked whole wheat spiral pasta  
 1 large onion, coarsely chopped  
 1 large green or sweet red pepper, coarsely chopped  
 1 medium zucchini, halved lengthwise and sliced  
 1 tablespoon olive oil  
 1 package (16 ounces) firm tofu, drained and cut into 1/2-inch cubes  
 2 cups meatless spaghetti sauce - homemade is best!  
 Your favorite herbs (optional)

### Directions

Cook pasta according to package directions. Meanwhile, in a large skillet, saute the onion, pepper and zucchini in oil until crisp-tender. Stir in tofu and spaghetti sauce; season with your favorite herbs, heat through. Drain pasta; serve with tofu mixture.  
*Adapted from M&Me*



## Spectacular Overnight Slaw

### Ingredients

1 medium head cabbage, shredded  
 1 medium red onion, thinly sliced  
 1/2 cup chopped green pepper  
 1/2 cup chopped sweet red pepper  
 1/2 cup sliced pimiento-stuffed olives  
 1/2 cup white wine vinegar  
 1/2 cup canola oil  
 1/2 cup sugar  
 2 teaspoons Dijon mustard  
 1 teaspoon salt  
 1 teaspoon celery seed  
 1 teaspoon mustard seed

### Directions

Combine cabbage, onion, peppers and olives. In a large saucepan, mix remaining ingredients; bring to a boil. Cook and stir for 1 minute. Pour over vegetables, and stir gently. Cover and refrigerate overnight. Mix well before serving.

