

# Edgewater Community Newsletter

ISSUE 10

OCTOBER 2022



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*Don't forget to fill in  
a Consent Form!!*

See You  
next  
Year!

## Edgewater Condominium Association Board of Managers' September 24, 2022 Meeting Highlights

The Board of Managers' meeting was held on Saturday, September 24, 2022, at 11:00 am online via Zoom. Highlights of the meeting include:

- **Office Restoration** - Is under construction and should be done by the end of week. The new windows look great and the roof will be done by the end of the weekend.
- **508/509 Deck Repair** - Are scheduled for October; Stratton Services will start next week.
- **Sidewalk & Cement Replacement** - Is scheduled for October; Masonry & More (Norm Leamer) will start next week.
- **Pool Closing** - This is dependent on weather and will be kept open as long as possible; hoping to keep it open until the end of October.
- **Lawn Sale Proceeds Purchases:**
  - **New TV for the Lounge** - Will arrive on Tuesday. The mount has already been installed with the TV being ready to watch by the end of the week.
  - **New Umbrellas and Large Waterproof Clock for the Pool** - Three new umbrellas, designed for air flow, have vented tops to avoid blowing over. A larger waterproof clock was purchased and will be installed at the pool.
- **Social/Recreation Committee:** Winey Wednesday's will continue as long as the weather is nice. Please make sure you request to join the Edgewater Facebook page to get notifications of impromptu events this Fall, such as Fire Pit nights.
- **Electronic Voting Option.** We are looking into offering electronic voting when possible. This would allow for more residents to participate in voting given the delays for USPS mail and just the current culture of our community. Residents come and go and aren't always able to be here to vote. We need a way to get votes so proposed changes can be voted upon. Currently we do not get enough votes at any given election to proceed with changes. More information will be forthcoming as the Board explores options for electronic voting.
- **Small Gardens:** Nanette has been gathering interest for upkeep of the many gardens we have. The goal is a neat and tidy look for our community. Several smaller gardens have been put in but as people move, those gardens have not been kept up. It is too much work for the two-three volunteers and our crew to keep up. Smaller gardens will be taken out for a more manageable means.
- **New Gator Purchase:** After reviewing several alternatives, the decision was made to purchase a new Gator to replace the older model for our winter snow maintenance. The older model will be kept as a backup and can also be used for other jobs around the grounds.
- **2023 Budget:** The Board will meet, starting in October, to start work on the 2023 budget. If anyone has suggestions for the Budget, please let a Board member know. We are focusing on maintaining what we have been doing while trying to keep up with the inflation and stay within the budget. We are not looking to do any major projects unless we absolutely have to. The Board will present the 2023 Budget at the October monthly meeting with adoption at the November monthly meeting.
- **Next Meeting:** The next meeting will take place at 11:00 am on Saturday, October 27th 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

### BOARD OF MANAGERS

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## Pool Closing ...

With Fall upon us and the weather turning colder, we have to close the pool, ending the season.

A new clock and umbrellas have been purchased from proceeds of the summer sale and will be put to good use when we reopen in the Spring!



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## Lake Access Stairs ...

Stormy season is quickly approaching and the lake access stairs have been stored and secured. They'll go out again in the Spring.

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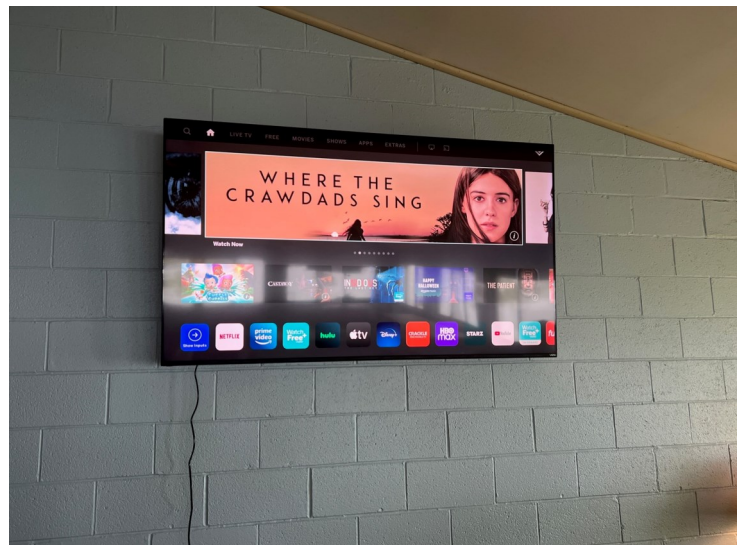
## Office Renovation, 500 Building Repairs & Sidewalks ...

The office building renovation has begun, which involves all new roof, windows, doors and siding. It was delayed for a bit but will resume shortly and be finished before winter begins. The 500 building repair contractor should begin the repair process on the lakeside of units 508 and 509 within the next week. Masonry and More scheduled sidewalk and patios to be done in October. We are waiting for confirmation on that project.

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## New Television in Lounge ...

A new 75" television has been purchased for the lounge from summer sale receipts. Ed and Jimmy finished mounting it and it's ready for the Bill's game this weekend!





# 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.**

# Beef and Noodles

## Ingredients

- 3 tbsp. flour
- 1 tsp. seasoned salt, divided
- 1 tsp. ground black pepper, divided
- 1 1/2 lb. beef stew meat (or chuck roast), cut into 1" pieces
- 2 tbsp. butter
- 1 tbsp. olive oil
- 1 yellow onion, chopped
- 12 oz. sliced mushrooms
- 4 garlic cloves, chopped
- 1 qt. beef stock
- 2 tbsp. Worcestershire sauce
- 4 sprigs of thyme
- 1 12-oz. bag frozen egg noodles, such as Reames brand
- Sour cream and chopped parsley, for serving (optional)

## Directions

1. In a large bowl, combine the flour and 1/2 teaspoon each of seasoned salt and black pepper. Add the cubes of beef to the bowl and stir until well coated.
2. Heat a large Dutch oven over medium-high heat. Add the butter and olive oil, swirling to coat the bottom of the pan. Place the meat in a single layer and cook until golden brown, 4 to 5 minutes. Stir the beef and let brown on another side, 3 to 4 minutes. Remove the Dutch oven from the heat and transfer the beef to a plate.
3. Reduce the heat to medium and add the onion, mushrooms, garlic and

