

# Edgewater Community Newsletter

ISSUE 3

MARCH 2023

## Nominating Committee ...

A Nominating Committee will be formed at the Board of Managers Meeting on March 25. Volunteers should submit their name VP Colleen McCarthy if they are interested in serving. The only stipulation is that volunteers must not be seeking an elected position. Terms that expire this year are Kimberly Alonge, Nanette Bartkowiak and Suzanne Krzeminski.



## Be Mindful ...

Although having large storage boxes roadside is not specifically mentioned in the rules and regulations, we have had a number of complaints from residents about how unsightly they are. We ask that all homeowners are mindful of keeping the unit fronts in such a way that would be pleasing to anyone living at or thinking of buying at Edgewater. Keeping the value of the properties high is in everyone's best interest and these large roadside boxes seem to be a point of contention with many owners.

## Water Heater Project ...

Collection of water heater information is going well, with near half of the owners submitting the information or having the maintenance crew obtain it. This project is in the best interest of everyone, protecting your unit from potential damage as well as those of your neighbors. Contact the office if you'd like us to check your water tank installation date.



### INSIDE THIS ISSUE:

February Board  
Highlights 2

Speed, Dogs,  
Dumpster 3

Insurance  
Guidelines 4

Recipes 5, 6

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### Meeting Highlights- February 25, 2023

**Surveillance Cameras:** New cameras have been installed by the dumpsters. A reminder that all boxes need to be broken down flat before placing them in the bin.

**Driveway Patching:** The entrance and exit roads have deteriorated from the winter weather. Patching is scheduled to be done as soon as the temperature allows.

**Electric Meter Identification:** The Westfield Village Electric Department meter identification project is complete. There is now a master list matching meters with units.

**Hot Water Tanks:** There was a great response from the eMail in February regarding hot water tank identification for replacement. Around 40% of owners have sent information to Rick. A reminder to send proof of hot water installation to Rick if you have not already done so. The February newsletter contained an article on how to figure out the age of your hot water tank.

**Recreation & Social Committee:** The Rec & Social Committee will work more as a group. We will meet as a committee, take different areas and lead those as everyone has different talents to share. It won't be as cumbersome to one person if we work as a group. If interested in being a Rec & Social team member, get word to the Board you would like to be involved.

**Beautification Committee:** It makes it nice that we all work together and get the job done to keep our community looking beautiful. Anyone who wants to do something to help, we are happy to have you here no matter how many months you are here. Without the work of many hands, we wouldn't be able to have the beautiful gardens we do. The more people who help out, makes the entire property look better. If interested in being a Beautification Committee team member, get word to the Board you would like to be involved.

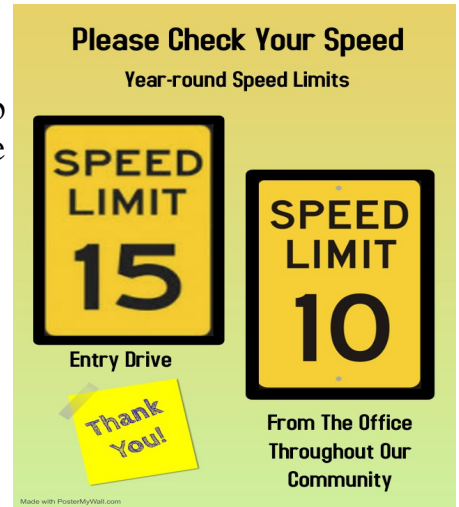
**Concrete:** We are looking into replacing all sidewalks of a building at once, rather than pieces as needed. This will be a financial savings for the Association.

**Roadside Unit Flowers:** When replacing shrubs with concrete pads at the front of your unit, please remember, though Roses are beautiful, they require a lot of maintenance. Preferred replacements include beach stones, Hosta, or other low/no maintenance plant solutions.

Respectfully submitted,  
Kimberly Alonge, Secretary

# Reminders for Residents

The speed limit within the community is 10 mph. It's easy to overlook this, however, as residents return, more and more people will be walking the grounds.



## Dog Walking...

We all love our pets, but please pick up after them. Flashlights are inexpensive for those who go out in the evening.



## Don't be "that guy" ...

**Dumpster Abuse:** We continue to have residents put furniture, small appliances, heaters, etc in the trash dumpster. This is a cost to the Association if they are in the dumpster. There are ways to dispose of these items through the county, with some for a small fee. Please contact Rick for more information. We will have a new surveillance camera installed to monitor the areas more closely. It does cost the Association money, time, and effort when residents dispose of items not warranted for the trash dumpster. It is our individual responsibility to take care of the items on our own that do not belong in the dumpster.







# 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.

## Crockpot Apricot Chicken

Apricot Chicken is a super easy and incredibly delicious dinner your whole family is going to love! Sweet and savory and full of flavor, the chicken is tender and juicy. Make this a complete dinner and serve with Broccoli, Rice or Potatoes.

### Ingredients

1 1/2 cups apricot preserves  
1 cup Russian dressing I used Wishbone brand  
1 envelope dry onion soup mix  
6 bone in chicken thighs can use breasts, and boneless thighs

### Instructions

**Combine:** In a medium bowl mix together the preserves, dressing and soup mix.

**Brown:** This is optional but highly recommended. Generously salt and pepper the chicken. Place in a skillet that has been heated to medium high that has a good Tablespoon of oil in the bottom. Cook each side for 1-2 minutes or until good and golden.

**Crockpot:** Place the chicken in the bottom of the slow cooker and pour the mixture over the chicken.

**Cook:** Cook on low for 3-4 hours or till internal temperature reaches 165 degrees. together the preserves, dressing and soup mix.

### Extras:

- To add oomph to your dish try sautéing onions and adding them to the apricot chicken.
- For more zip, throw in fresh grated ginger, a Tablespoon of soy sauce or Dijon mustard.
- If you cannot find Russian dressing. Substituting Catalina or French Dressing will give you the same results.
- Try a mixture of apricot and peach or pineapple for a nice twist in flavor.
- Using bone in and skin on chicken thighs will give you the juiciest chicken. You can use chicken breasts or skinless boneless chicken thighs; it may not be as moist.



## St. Patty's Dill Pickle Dip

### Ingredients

1 package (8 ounces) cream cheese, softened  
1 cup sour cream  
1/4 cup dill pickle juice  
1 cup chopped dill pickles  
1 teaspoon garlic pepper blend

### Directions

1. In a small bowl, beat the cream cheese, sour cream and pickle juice until smooth. Stir in pickles and pepper blend. Serve immediately or refrigerate for up to 4 hours. If desired, serve with chips or pretzels.

**Serve with:** Ridged potato chips or pretzels, carrot sticks, celery, or even zucchini. This would also make a flavored spread for a ham sandwich.

### Dill Pickle Dip Tips

How can you make dill pickle dip your own? Switch up the type of pickle you use. Kosher pickles would be a fine substitute for dill, while hot and spicy pickles would add some kick (as would red pepper flakes or a dash of your favorite hot sauce). Fresh dill would only amp up the delicious flavor of this dip, and a few chopped green onions wouldn't hurt, either! Keep in an airtight container in the fridge for up to two days. It will thicken up, so feel free to add a little more pickle juice if it needs thinning.

