

# Edgewater Community Newsletter

ISSUE 5

MAY 2023

## Good Morning!



Coffee, tea + donuts  
May 6th  
9am to 11am  
Pool Building  
Bring coffee cup or mug

### INSIDE THIS ISSUE:

- April Board Highlights 2
- Annual Meeting 3
- Recipes 4
- Contractor 4
- Insurance Guidelines 5

## Reminders for Returning 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.

Please Check Your Speed  
Year-round Speed Limits

**SPEED LIMIT 15**  
Entry Drive  
Thank You

**SPEED LIMIT 10**  
From The Office  
Throughout Our  
Community

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## Edgewater Condominium Association Meeting Highlights~ April 29, 2023

**Community Garden:** Tony Lazarony will spearhead the garden again this year. If you want to have a spot in the community garden, contact Tony. He did a great job last year and everyone had good gardens.

**Pool Preparation:** A replacement motor for one of the pumps is needed this year as it burned out. The electrician will be here on Monday to wire for installation of the new motor as the crew continues preparing the pool for opening in 2-3 weeks.

**Nominating Committee Selections:** Colleen McCarthy reported the Nominating Committee has completed their list of names to be sent forth to be placed on the ballot for election to the Board.

**Annual Election and Meeting Notices:** Look for the Annual Election and Meeting notice coming in the mail in May. Please note the dates in the letters as they are time sensitive to the Annual Election and Meeting in June.

**3320 Tractor:** The 3320 tractor is now working and ready to roll.

**Fitness Room Heat:** The electrician will be here next week to complete the work for the heating repair.

**Spring Preparation / Property Inspection:** Please remember to keep the back of your units clean. When things look cluttered and are stacked haphazardly, it doesn't look good and creates a bad look for the whole community. We all need to work together on this.

**Planned Power Outages:** A planned power outage to Westfield is scheduled for Saturday, May 6 and Saturday, May 13 starting at 5:00am. The outage is expected to last for 12 hours each day. Coffee, donuts, and tea will be available in the pool building from 9-11am. The Fire Pits will be going and there will also be heat if the weather doesn't cooperate. Let Avery or Marilyn know if you are coming so there are enough donuts.

**1200 Building New Roof:** The Board approved the contractor Burns & Scalo, out of Pittsburg, to complete a full-roof replacement. The company offers a warranty on both their work and the materials and offers an ice shield protection.

**May Board of Managers Meeting Date Change:** The monthly Board of Managers meeting will take place on Saturday, May 20 at 11:00am via ZOOM due to the Memorial Day holiday weekend on May 29th.

*Kimberly Alonge, Secretary*

### BOARD OF MANAGERS

Lee Davies, President  
(716) 720-2649  
[captdavies@yahoo.com](mailto:captdavies@yahoo.com)

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(770) 289-5840  
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Kimberly Alonge, Secretary  
(716) 753-0453  
[68elvis@gmail.com](mailto:68elvis@gmail.com)

# Annual Meeting and Elections ...

The Nominating Committee will be sending bios of the candidates chosen to fill the three positions on the Board for two-year terms. The mailing, required by the by-laws, will go out on May 9.

The Annual Association Meeting and election will take place on Sunday, June 11 at 4:00 pm. Continuing with the State of New York restrictions against large assemblies, the election and annual meeting will be conducted electronically.



## Dog Walking...

We all love our pets, but please pick up after them. Flashlights are inexpensive for those who go out in the evening. Be considerate of others. Walk your pet away from the buildings so they don't relieve themselves against shrubs and flowers placed at units.

## Strawberry-Rhubarb Upside-Down Cake

### Ingredients

- 5 cups sliced fresh or frozen rhubarb, thawed and drained
- 1 package (6 ounces) strawberry gelatin
- 1/2 cup sugar
- 2 cups miniature marshmallows
- 1 package white or yellow cake mix (regular size)

Whipped topping, optional

### Directions

1. Place rhubarb in a greased 13x9-in. baking pan. Sprinkle it with the gelatin, sugar and marshmallows. Prepare cake mix according to package directions; pour batter over marshmallows.
2. Bake at 350° until a toothpick inserted in the center comes out clean, 40-45 minutes. Cool for 10 minutes; invert cake onto a serving plate. Serve with whipped topping if desired.



## Prosciutto Wrapped Chicken Thighs

### INGREDIENTS

- 3 tbsp. extra virgin olive oil
  - 1 large garlic clove, minced
  - 1 teaspoon dried rosemary
  - 6 boneless chicken thighs, skinned and trimmed of fat
  - salt and pepper
- 12 slices prosciutto, very thinly sliced

### 1 INSTRUCTIONS

1. Preheat the oven to 350°.
2. In a large glass bowl, combine the olive oil, minced garlic and rosemary. Salt and pepper the chicken thighs and add them to the olive oil mix. Coat thoroughly and turn, covering all of the chicken.
3. Wrap each chicken thigh length-wise with one piece of prosciutto and tuck under the bottom. Wrap another piece of prosciutto width-wise and tuck under. (The chicken thigh will be wrapped like a little package). Sprinkle very lightly with salt and pepper.
4. Carefully place the chicken thighs in a single layer (seam side down) in a 13x9" glass casserole. Spoon the remaining oil marinade evenly over the chicken. Drizzle a little extra olive oil over the chicken if needed. (The bundles should be lightly shiny with olive oil so it doesn't dry out during baking.) Bake the chicken, uncovered, for 35-40 minutes (or until about 165°). Juice will run clear. Serve immediately.



**CONTRACTOR LIST**

The following is a list of available contractors that have done work here at Edgewater in the past. These are all independent contractors and we show no preference.

**ELECTRICIANS:**

Sanderson Electric	716-753-0536
Simpson Electric	716-753-6997
Stratton Services	716-269-9916

**PLUMBERS**

Casale Plumbing	716-366-1700
Gugino Plumbing	716-679-0080
Howard Plumbing	716-326-3912
Klingensmith Plumbing	716-753-2966
Ruch Plumbing	716-753-6064
Sventek Plumbing	716-269-9477

**GENERAL CONTRACTORS**

Al Sager	716-785-4512
Alexander Construction	716-326-7869
Barber Construction	716-326-4692
Miller Construction	716-499-0121
Newman Builders	716-326-4295
Stratton Services	716-269-9916

**AIR CONDITIONER INSTALLATION & SERVICE**

Vecchio Brothers	716-673-9488
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**APPLIANCE REPAIR**

Patton Appliance Service	814-725-9787
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**WINDOWS & DOORS**

D&S Glass	716-664-9321
Window World of Jamestown	716-763-0025



# 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.