



Edgewater Community Newsletter

ISSUE 3

MARCH 2024

Nominating Committee ...

A Nominating Committee is in the process of being formed, headed by board vice-president David Gayley and treasurer Nanette Bartkowiak. The annual election will be June 9 at the annual meeting.

Volunteers should submit their name to either Dave or Nan 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 Lee Davies and Colleen McCarthy; neither plan on running for re-election.



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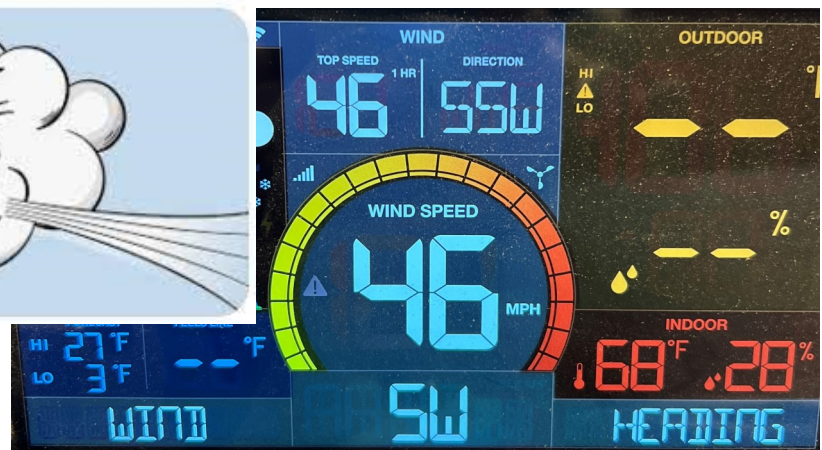
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Be Mindful ...

During winter months, units with an open lakeside balcony should not leave furniture or other items exposed to the weather. Often, the winds coming off the lake reach nearly 50mph and will pick up and move heavy objects, furniture, bikes etc. Store your belongings inside; bikes can be stored in the pool building as long as they are properly identified.



Edgewater Condominium Association

Meeting Highlights- February 24, 2024

-NOT A UFO SIGHTING: A reminder to remove/store items on lower, and especially upper, lakeside open porches, balconies if you are not here year-round. With the strong wind we get, many items have/do get blown off balconies and from porches and land in all sorts of places. Protect your items and minimize damage to other buildings by removing and/or storing potential flying objects.

-GARDEN/DOG PARK: Look for the new Community Garden and Dog Park locations and soon enjoy the hard work the crew has been doing this mild winter to relocate both.

- POOL BASEMENT: Due to deterioration, a new sump pump and water shut off valves will be installed in the pool house basement.

-1100 LAKESIDE DRAINAGE: Rizzo contracting has been hired to repair the drainage issues for the lakeside of the 1100 building. Work will begin as soon as possible. A timeline and information will be shared once a schedule is confirmed.

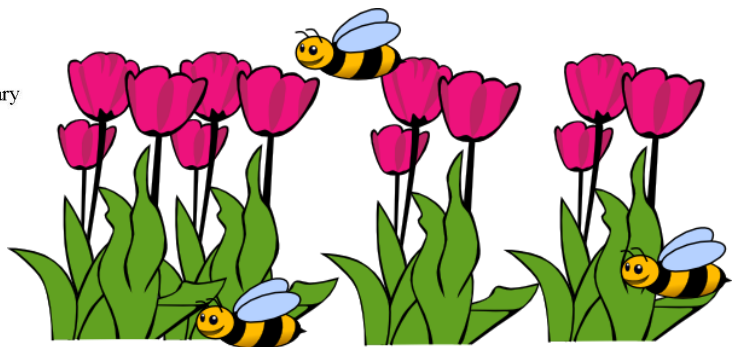
-1200 SIDEWALK REPLACEMENT/DRAINAGE: Leamer's Masonry & More will begin sidewalk replacement, including drainage, as soon as the weather permits. A timeline and information will be shared once a schedule is confirmed.

-TRANSFORMER PAD: The Village of Westfield and Simpson Electric will prepare and complete the installation of two new transformers within the Community. A timeline, as well as what buildings will be affected, will be shared once that information and a schedule is received from the Village of Westfield.

-NOMINATION COMMITTEE: Dave Gayley and Nanette Bartkowiak will head up the Nomination Committee for the June 2024 Annual Election. There are two positions that need to be filled. Please reach out to Dave or Nanette prior to the March 30th Board of Managers meeting, if you are interested in sitting on the Nomination Committee. Please Note: if you are considering running for a position, you are not eligible to sit on the Nomination Committee.

-NEXT MEETING: March 30, 2024, 11am EST via Zoom.

Respectfully submitted,
Kimberly A. Alonge, Secretary



BOARD OF MANAGERS

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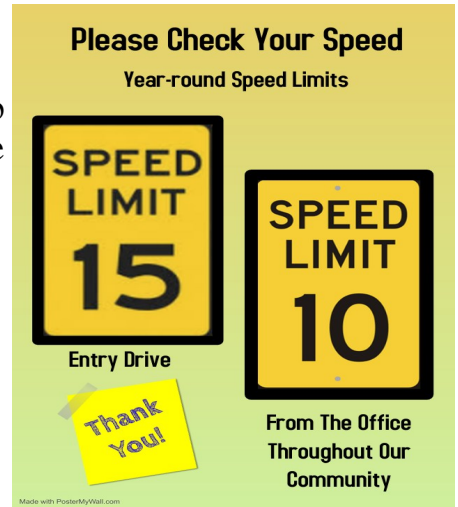
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Reminders for Residents

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, broken 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. There are surveillance cameras 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.

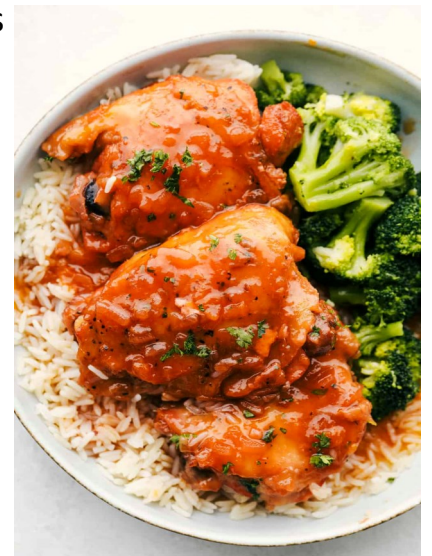
Brown: This is optional but highly recommended. Generously salt and pepper the chicken. Place in a skillet that has been heated to medium high that has a good Tablespoon of oil in the bottom. Cook each side for 1-2 minutes or until good and golden.

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.

