



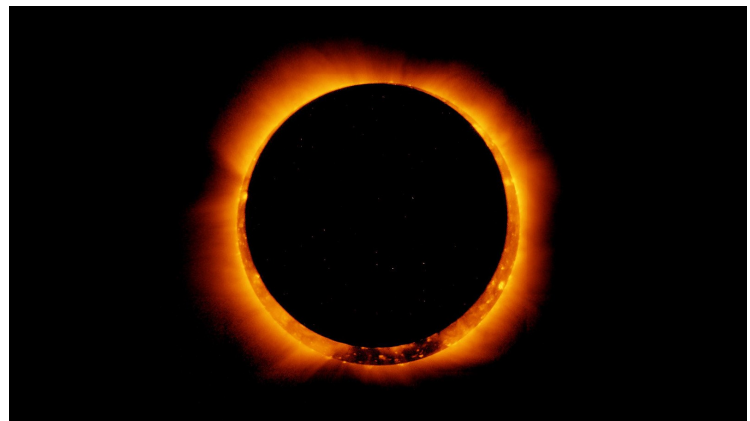
Edgewater Community Newsletter

ISSUE 4

APRIL 2024

Solar Eclipse and Parking ...

Along with the impending solar eclipse comes the issue of our friends and family visiting to view the event. Residents are asked to remind your guests to park in areas designated for guest parking. Parking along the entrance and exit roads is prohibited due to the wet conditions.



Be safe ...
Be smart ...
Use proper
eyewear when
viewing the
eclipse.

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Resident Parking ...

Our seasonal residents will be returning soon so we will begin enforcing the one vehicle per resident rule. Only one vehicle is to be parked directly in front of your building. Additionally, all vehicles must have a parking sticker attached, preferably on the inside of the windshield. Other acceptable areas are windows on the driver's side of the vehicle. Motorcycles, boats, trailers, etc. must also display a sticker. (Parking Rules & Regulations follow on Page 3)

If your vehicles do not have an Edgewater Parking sticker affixed you must stop at the association office and pick one up. Violators are subject to fines.



Edgewater Condominium Association

Meeting Highlights- March 30, 2024

-COMMUNITY GARDEN/DOG PARK: Everything is assembled and waiting for the ground to dry out before it can be rototilled. Thank you to Tony Lazarony, who has been working with the buildings and grounds crew, and who will rototill the garden, as well as staking out the area. A walking path will be created on the border of the garden as well as a picnic table placed.

-WWTP TANK FLOAT: There was an issue with a float that has burned out but has since been resolved.

- 1100 LAKESIDE DRAINAGE: The work to fix the flooding issue has been completed with the center downspout now underground which hooks to other drains. The ground in the area will be reseeded once the weather permits.

-1200 SIDEWALK REPLACEMENT/DRAINAGE: The week of April 15 is on the schedule for repair. A notice will be sent out to residents as a reminder not to park in that area while work is being done. Contractors Masonry & More and Rizzo Contracting have coordinated their work schedules so all activities can be completed during the week.

-WEST END GENERAC STATION - Work will begin the week of April 1 and should be completed within the week.

-POOL PREPARATION: The pool is cleaned out and ready to prepare with chemicals as soon as the weather permits and will be ready for pool season to begin.

-ENTRANCE DRIVEWAY: The entrance driveway will be temporarily repaired as weather permits. Replacing the entrance driveway is not in the 2024-2025 budget, but will need to be budgeted for replacement at some point.

-NOMINATING COMMITTEE: Co-chari Dave Galey reported things are going well. He and co-chair Nanette will have everything in place to meet the April and May deadlines before the June Annual Meeting.

-PARKING LOT STRIPING: Parking lots will be re-striped as time and weather permits to freshen up the current faded parking lot striping. The Edgewater Buildings and Grounds crew will restripe where needed.

-PARKING LOTS/OVERFLOW LOTS: With the summer season soon upon us, residents may park just one vehicle in front of their building. The second vehicle must be parked in an overflow lot, not the lot of another building. Residents should ask contractors to unload heavy equipment and then move to an overflow lot if they are not already doing so, as well as visitors. If this rule continues to be ignored fines will be imposed. As the summer months are coming up fast, residents are reminded to ask their guests to park in overflow lots and not resident spots.

-EDGEWATER VEHICLE STICKERS: All residents should have the Edgewater sticker displayed either on the windshield or side window of their vehicle. If you do not have one, contact Rick. Residents who do not display a sticker will receive a notice to obtain one.

-SOLAR ECLIPSE ON APRIL 8, 2024: "No Parking" tape will be placed along the infield of the exit and entrance roads to try and discourage visitors from parking on the grounds. Residents who have visitors staying at their units for this event should let Rick know as they will need to let the crew know who's unit they are staying at.

-MAILBOXES: If your mail is getting wet to the point of it being ruined while in your mailbox, let Rick know.

Respectfully submitted,

Kimberly A. Alonge, Secretary

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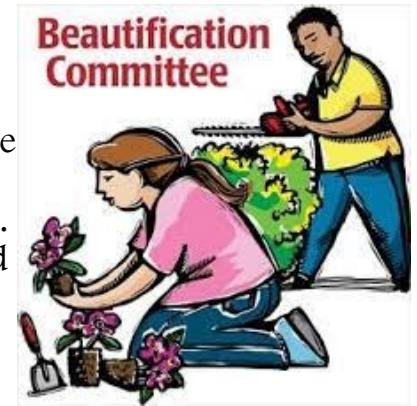
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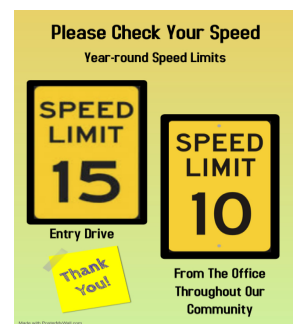
Beautification Committee ...

Hopefully by May the ground will be drying up and flower gardens will be ready to be freshened up. If you have helped in the past I'm hoping that you will continue. If you are new to the community and enjoy gardening, your help would be appreciated. You don't need to be an expert, just able to pull weeds and spread mulch. Please contact Nanette Bartkowiak if any questions. [email:nbartkowiak53@gmail.com](mailto:nbartkowiak53@gmail.com) or phone/text 716-785-5000.



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.

Handicapped Parking ...

Although we mentioned that visitors are prohibited from parking directly in front of the buildings, anyone displaying a Handicapped Parking placard may park in a handicapped parking spot. (This does not apply to residents owning two vehicles displaying a handicapped tag).



Parking Rules & Regulations ...

Each unit will be allowed a total of three vehicles on Edgewater property. "Vehicles" include cars, trucks, boats, and all other recreational vehicles. All vehicles must be legally registered and insured. Residents desiring to have additional vehicles will be charged an annual fee as follows:

Vehicle 4: \$250

Vehicle 5: \$400

All additional: \$500 per vehicle

Any additional vehicles (more than three), RVs, motorhomes, boats, and trailers must be parked in the Board designated overflow parking area on the west road adjacent the gardens.



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.

Chicken Artichoke Casserole

INGREDIENTS

- 1 can artichoke hearts, water packed 14 ounces
- $\frac{3}{4}$ cup Parmesan cheese
- $\frac{3}{4}$ cup mayonnaise
- 1 teaspoon garlic powder
- $\frac{1}{2}$ teaspoon Italian seasoning
- $\frac{1}{4}$ teaspoon crushed red pepper
- $\frac{1}{2}$ teaspoons salt
- 1 cup shredded cheddar or Monterey Jack cheese
- 4 boneless chicken breasts approximately 4 ounces each

INSTRUCTIONS

Preheat oven to 375°F. In a medium bowl, combine the artichokes, Parmesan cheese, mayonnaise, garlic powder, Italian seasoning, salt, and crushed red pepper.

Place chicken in a greased 9×13 inch baking dish. Spread with artichoke mixture.

Sprinkle evenly with the shredded cheese. Bake, uncovered, for 30-35 minutes or until chicken is cooked and cheese is bubbling.



EASY VEGAN SWEET POTATO BROWNIES

INGREDIENTS

1 cup mashed cooked sweet potato
1 cup creamy peanut butter - can sub other nut butters
 $\frac{1}{2}$ cup maple syrup - use $\frac{1}{4}$ cup if you want them less sweet
1 teaspoon vanilla extract
 $\frac{1}{4}$ cup unsweetened cocoa powder
Mini vegan chocolate chips - optional
Flaky sea salt - optional

INSTRUCTIONS

First, cook the sweet potato. You can boil, roast, or microwave the sweet potato until tender.

Preheat the oven to 350 degrees F. Grease a 9x9 baking dish and set aside. Add 1 cup of cooked sweet potato to a mixing bowl, and mash with a fork. Stir in the peanut butter, maple syrup, and vanilla extract until smooth. Add the cocoa powder, and mix well. Spread the batter into an even layer in the greased baking dish. Top with mini chocolate chips and flaky sea salt (optional). Bake for 35 to 40 minutes.

Let the brownies cool for at least 15 minutes before slicing into pieces. This will help them firm up, so that they don't fall apart when you cut them. If you are able to put them in the fridge for 30 to 60 minutes before slicing, even better!

