

Edgewater Community Newsletter

ISSUES

MAY 2024

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Solar Eclipse 2024

Dozens of Edgewater residents observed the solar eclipse on April 8. Although obscured by clouds, the total eclipse was visible for all to enjoy.



Edgewater Condominium Association

Meeting Highlights- April 27 2024

-COMMUNITY GARDEN/DOG PARK: The Community Garden and Dog Park are ready and open at their new locations. Thank you to Tony Lazarony, who will be doing the rototilling work. You'll find a walking path along the border of the garden as well as a picnic table to enjoy the views.

-1200 SIDEWALK REPLACEMENT/DRAINAGE: The new drainage has been installed and the concrete forms have been set for the 1200 building sidewalk as well as the mailbox area at the same end. The project will be complete by the end of the week.

-WEST END GENERAC STATION: This project is completely installed with the propane tank and generator. A request for privacy fencing was made by M. Lutes #1203. Upon discussion, it was determined shrubs, relocated from different areas from the Community, will be planted around the area to allow access to both when needed. The Board approved a \$50 yearly subscription for monitoring the pumps which will alert us if there is a failure.

-TREE SERVICE: Mathews Tree Service removed and trimmed limbs in need. On the lakeside, everything is now at least 10 feet away from buildings. Three roadside trees were removed and will no longer be leaking sap on cars. The money spent through the years is showing beautiful results.

-POOL PREPARATION: Harry is in the process of replacing some of the missing tiles around parameters and Jimmy is working with the chemicals, both of which are the final steps to open the pool, depending on the weather. Rick completed a 30-page pool safety plan for Chautauqua County for our renewal permit; now all we need is Mother Nature to cooperate with good pool weather.

-NOMINATING COMMITTEE: Co-chair Dave Galey reported the Nominating Committee is bringing forth residents Greg Smith (#909) and Charles Sist (#1003) to be placed on the ballot for the June 9th election. Residents not brought forth who wish to be placed on the ballot have until May 25th to submit a petition, with at least 10 signatures, to the Office. The Annual Meeting will be held June 9th at 3:00 pm with the Regular Monthly Meeting on June 29th at 11:00 am. Both meetings will be held via Zoom.

-FIRE PIT AREA AWNING: The Board is looking into installing a metal awning for the Fire Pit area to provide shade and a covered grilling area.

-KAYAKS: Please make sure your Kayak is identified with a label with your name and unit number as well as placed on the racks. Kayaks cannot be left on the ground for safety reasons. Much like the identifying grills process, Rick will send out photos in an email asking for identification of Kayaks currently on the racks. Kayaks not identified will be removed.

-LAKESIDE PAVER INSTALLATION: There was a lengthy discussion regarding the paver installation at #902. The project was approved at the August 26, 2023 meeting but it has not been completed as of April 27, 2024. A large hole was dug in October 2023 which though plywood is covering much of it, the hole is deep and a safety concern. There is a discrepancy between the original completion date the Board was given and the current situation. The Board is not concerned with the installation of windows (included in the original request), but with the state of the incomplete decking that is creating both an eyesore and a safety concern for the community. The Board is expecting the situation to be resolved by Friday, May 3rd, as the owners have stated it will be. If not, at the May 25, 2024 Board of Managers Monthly Meeting, a motion will be made to impose a fine.

-NEW GARDEN AREA SEATING: Suzanne and Tom Krzeminski are donating seating for the garden area by the 300-400 buildings. There is a lovely garden residents will be able to sit and enjoy with seating. Thank you to Suzanne and Tom for their generous donation.

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-SOCIAL COMMITTEE: A new permanent activity board will be installed at the “Y” by the Office entrance road. Events will be posted on the board throughout the season. Currently, an event list for the 2024 season is posted in other areas within the community.

-LANDSCAPE COMMITTEE: There are several gardens planted by residents, past and present, that are not being taken care of. The current committee cannot tend to the number of gardens alone; if we do not have people to take care of them, they will be removed. The committee would rather see less gardens with beautiful quality than more gardens without beautiful quality due to the lack of people to keep up with them. Reach out to Nanette if you would like to join the Landscape Committee.

Respectfully submitted,

Kimberly A. Alonge,

Secretary

Annual Meeting and Election ...

The Nominating Committee will be sending bios of the candidates chosen to fill the two 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 9 at 4:00 pm. The election and annual meeting will be conducted electronically via Zoom.



2024 Summer Season Social Events

Ice Cream Socials

June 2, July 7 & August 18 at 1:00 in the pool room

Sun-Kissed Social – Meet & Greet

June 22 from 3:00 – 5:00 in the pool room

More information to come in the newsletter and Edgewater Facebook page

Garage Sale

July 19 & 20 in the pool room

*** Please do not bring any donations before July 14***

The pool room is reserved for a large party on July 13 so we are asking that donations are held until July 14-18.

***Please no clothes, broken appliances, food items or mattresses.

***Please save bags and newspapers for wrapping items. These can be brought to the office to be held until the sale begins.

Hot Dog Picnic with Firepits & Music (and Winey Wednesday)

August 14 in the pool room and fire pit area at 6:00

Hot dogs and condiments will be provided.

Please bring a side or dessert.

Amish Dinner - TBD

Winey Wednesday

Wednesdays at 4:00 behind the 1000 building

This is a BYOB so please bring the beverage of your choice and a snack (optional).

Please bring a chair.

Aquasize

Mondays & Thursdays at 10:30 as weather permits

Start date TBD

Social Committee Members:

Taffy Ballard, Marilyn Gollnitz, Avery Jones, Suzanne Krzeminski, Colleen McCarthy, & Pat Smith

Please consider joining the Social Committee. Everyone is welcome.

Please see any committee member for more information about an event.

Dumpster ...

A reminder to all : do not dispose of empty or partially full paint cans in the dumpster. Casella Waste Management has cautioned us that if any paint is found in the dumpster the entire load will be rejected.



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.

Nut Butter and Flax Powerballs

INGREDIENTS

1 1/2 cup almond butter
 1 banana, peeled and mashed
 2 tablespoons ground flaxseed
 2 tablespoons whey protein powder
 2 tablespoons cocoa powder
 1 tablespoon Agave (or honey)
 1/3 cup almonds, finely chopped



INSTRUCTIONS

1. In a mixing bowl, stir together the almond butter, banana, flax, protein powder, cocoa powder, and honey. Blend until smooth.
2. Line a plate or pan with parchment paper. Roll the mixture into 1 to 2-inch balls and place on parchment paper. Next roll each ball in the chopped almonds and return to the parchment paper. Place in the refrigerator or freezer until firm. Store in a tightly sealed container in refrigerator and use within the week.

Caribbean Loaded Sweet Potatoes (Vegan)

INGREDIENTS

8 medium orange or purple sweet potatoes (4 lb.)
 2 teaspoons chili powder
 1/2 to 1 cup unsweetened, unflavored plant-based milk
 1/2 cup sliced scallions
 Sea salt, to taste
 Freshly ground black pepper, to taste
 1 15-oz. can no-salt-added black beans, rinsed and drained (1 1/2 cups)
 1 1/2 cups chopped fresh mango
 1/2 cup chopped green bell pepper
 1/2 cup chopped fresh cilantro
 1 fresh jalapeño chile, seeded and chopped
 2 tablespoons lime juice
 Lime wedges



INSTRUCTIONS

Preheat the oven to 425°F. Use a knife to poke holes in potatoes in several places. Place on a baking sheet. Bake for about 45 minutes or until tender when pierced with a fork. Cool on a wire rack for 10 minutes or until cool enough to handle. Leave the oven on.

Slice 1/2 inch off tops of potatoes. Scoop potato pulp into a large bowl, leaving 1/2 inch of flesh in the shells. Add chili powder to potato pulp; mash until soft and creamy, gradually adding plant milk. Stir in scallions. Season with salt and black pepper. Scoop mashed potato into shells and place on a baking sheet. Bake 15 minutes or until the centers are at least 160°F.

For filling, in a medium bowl stir together the next six ingredients (through lime juice). Spoon filling into potatoes and serve with lime wedges.