

Edgewater Community Newsletter

ISSUE 6

JUNE 2024

Annual Meeting and Elections ...

The Annual Association Meeting and election will take place on Sunday, June 9 at 4:00 pm., by Zoom, as in the past several years. Charles Sist (1003) and Greg Smith (909) ran unopposed, replacing Lee Davies and Colleen McCarthy.

Both Lee and Colleen chose not to run this year after serving our community for several years. Their input will be missed, however we expect them both to continue to be an active part of our community. Thank you to both of them.



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Parking ...

All residents are required to have an ECA parking sticker affixed to their vehicle and reminded that guests or visitors must park in the designated parking areas.



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.



*Edgewater Condominium Association
Meeting Highlights- April 27, 2024*

-POOL PREPARATION: The pool is open! With the sunny days last week, it was around 80 degrees.

-BIKES IN POOL HOUSE: There are a handful of bicycles still in the pool house, that have not been taken out by owners, that the crew will move to the racks next week.

-COMMUNITY GARDEN: The Community Garden has very limited spots remaining. A thank you to Tony Lazarony #505, who did a phenomenal job rototilling the garden. Soon there will be a stone walking path along the border of the garden as well as a picnic table to stop and enjoy the fruits of everyone's labor.

-1200 SIDEWALK REPLACEMENT/DRAINAGE: The new drainage showed no issues with the recent rain storms. It was a huge success.

-500 CONCRETE SEALING: Pending weather, concrete sealing will begin next week on the new concrete at the 500 building.

-900/1000 BUILDING DRAINAGE: Work will begin on the lakeside drainage of the 900 and 1000 buildings to tie in the center downspouts to the existing drain. The work was done at the 1100 building and has made a big improvement, with similar results anticipated for the 900/1000 buildings. This will also include the corner of the 900 building drainage repair.

-LAKESIDE TRIMMING: The brush over the fence lakeside will begin next week on either Wednesday or Friday.

-WEST END GENERAC STATION: Hydrangea have been planted to hide the equipment and will be a beautiful view for years to come once in blossom.

-PAVING REPAIRS: A lot of holes on the Entrance road and parking lots have been filled temporarily.

-PARKING LOT STRIPING: Work has begun at the 1200 building on new striping parking lot lines and handicap stencils and will continue towards the Exit road parking lots.

-NOMINATING COMMITTEE: The Committee has wrapped up for this round of elections with ballots sent out for the June 9, 2024 Annual election.

-SOCIAL COMMITTEE: The permanent activity board was installed at the "Y" by the Office entrance road. Events will be posted on the board throughout the season as well as in the Laundry and Pool buildings, as well on the Facebook page. Winey Wednesdays are held behind the 1000 building, weather permitting. The first Ice Cream Social is June 2nd at 1:00 pm in the Pool Building. Starting July 14th, residents can begin bringing items to sell at the Community Yard Sale. Look for more information as the date nears.

-BEAUTIFICATION COMMITTEE: The germaniums look great. There are fewer members this year than in the past and a reminder that volunteers are needed to continue the established gardens. If you would like to adopt and maintain an existing garden, please reach out to Nanette.

-ANNUAL ELECTION MEETING & REGULAR MEETING: Sunday, June 9, 2024, 4pm EST via Zoom. Lee stated this is the Annual Election meeting and no regular business will be conducted. At the Annual Meeting, there will be an Executive Session to reorganize the Board who will come back to announce the new Board, and then adjourn the Annual meeting. The next regular Monthly Board of Manager's Meeting will take place on Saturday, June 29th at 11:00am EST via Zoom.

-THANK YOU: A big thank you to Lee and Colleen, from the Community, for their time and service on the Board for the past 5 years. We appreciate all you have done!

Respectfully submitted,
Kimberly A. Alonge
Secretary

BOARD OF MANAGERS

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debg5224@verizon.net

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To join the Edgewater Facebook Group, search Edgewater Condominium Association (ECA). You will need to type your unit number, answer 3 questions, as well as agree to the group rules before approval to join. Below is our group cover photo you should see. Please reach out to Kimberly Alonge at 68elvis@gmail.com with any questions.

Friendly Reminders ...

- ◆ Bikes must be kept in a bike rack when not in use, not on roadside balconies or under stairs.
- ◆ No furniture or other personal items shall be left on the common property when not in use, nor be stored there overnight.



Drones ...

Drones and remote control vehicles are restricted to the western field south of the 1300 Building, may not be operated in any parking area or near any vehicle storage, and may not be operated over or near any ECA buildings, including residences or the pool area.



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. Vineyard and waste treatment plant areas should be avoided due to chemical grape sprays in use, creating an unhealthy atmosphere.

Swimming Pool Rules

All pool rules must be obeyed and will be strictly enforced:

Swim at your own risk – NO LIFEGUARD on duty.

Pool hours 8:00am to 10:00pm. The pool will be closed for maintenance whenever necessary.

Admittance to the pool is accessed through the men's and ladies' locker rooms. One key card will be provided for each unit. No extra/spare key cards will be issued. In the event of loss, owners must notify the office for deactivation. A replacement card may be obtained for a replacement fee.

All guests must be accompanied by an owner at all times. All persons under the age of 18 must be accompanied by, and under the supervision of, an adult.

Diving, running, jumping and/or horseplay are prohibited.

Evacuate the pool area and go to a safe indoor location at the first sign of thunder or lightning. Return only after the storm has passed.

Glass containers are prohibited. Cans and plastics are acceptable.

Food is allowed only at tables in the pool area. You are responsible for picking up all debris and disposing of it properly.

Any toys and floats provided are to be returned to the proper container when not in use.

Recreational loungers, floats and balls are prohibited in the pool. Personal safety floatation devices (life jackets, swimmies or water wings, etc.) are permitted and encouraged.

Pool diapers are required for babies at all times in the pool.

No more than eight people from one unit are allowed in the pool at one time.

Smoking is not permitted anywhere within the fenced pool area.

Pets are not allowed within the fenced pool area.

Music may be played with headphones only, or with agreement from all others utilizing the area, and then only at a volume that does not disturb others.

Tables or chairs may not be reserved by leaving towels or personal items. Unattended items may be removed.

Owners are required to read, sign and agree to abide by the above Pool Rules and Regulations and acknowledge liability should any damage occur due to the actions of themselves, family, and guests.

Owners must further agree not to give their key fob/card to children under the age of 18 or unaccompanied guests.

Additional restrictions and rules may be enforced as required based on Health Department restrictions or guidelines.





SUN-KISSED SOCIAL

Meet & Greet

JUNE 22nd

3pm-5pm

POOL HOUSE

BRING YOUR FAVORITE SWEET OR SAVORY SMALL BITE APPETIZERS TO PASS



Stuffed Portobello Mushrooms

INGREDIENTS

¾ lb. Portobello mushrooms
1 clove garlic minced
2 Tbsp. olive oil
salt and pepper to taste
½ tsp. dried thyme
½ Tbsp. butter
1 Tbsp. Parmesan grated
3 Tbsp. mozzarella shredded

INSTRUCTIONS

1. Preheat the oven to 400°F. Wipe ¾ lb. Portobello mushrooms clean and remove the stems. Finely mince 1 clove garlic.
2. Lightly oil a baking sheet and place the mushrooms on top in a single layer, open side facing up.
3. In a small bowl, mix together 2 Tbsp. olive oil, garlic, ½ tsp. dried thyme, and a little salt and pepper to taste.
4. Drizzle over the inside of each mushroom evenly. Top each with a thin slice of butter from ½ a Tbsp.
5. Bake the mushrooms for around 15 minutes until tender. While they are cooking, mix together the 1 Tbsp. grated Parmesan and 3 Tbsp. shredded Mozzarella.
6. After 15 min, top the mushrooms with the cheese and return to the oven for around 5 minutes. Once the cheese is golden and bubbly, remove the mushrooms from the oven, serve, and enjoy!

NOTES

These baked portobello mushrooms are great as an appetizer, but also work well as a side dish or entree. Serving size is about 1 mushroom per person as a side dish, or 2-3 as an entree.



SUMMER
FUN!

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

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.