

Edgewater Community Newsletter

ISSUE 7

JULY 2024



INSIDE THIS ISSUE:

June Board Highlights	2
Photos	3
Pool Rules	4
Recipe	5
Contractors	6
Insurance Guidelines	7

Reminder for All 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.

Unfortunately, many residents and visitors have decided to ignore our speed limits requiring the Board to make the decision to install the speed bumps in various locations.

These bumps are annoying, but necessary to control and remind everyone that our community is not a race track. The speed bumps will be removed after the 4th of July weekend. Anyone tampering with them may face a fine.



EDGEWATER CONDOMINIUM ASSOCIATION BOARD MEETING HIGHLIGHTS JUNE 29 2024

- ◆ Speed Bump installation: The Board decided to have Edgewater Maintenance install temporary speed bumps to slow down the traffic on the condo roads during this Fourth of July week.
- ◆ A new exercise machine (bicycle) will be installed in the exercise room. A new donation to the room.
- ◆ Pool protocol. The pool is open and in use. The rules are posted along with the opening and closing times. It has been noticed that people have been using the pool after the 10:00 closing time.
- ◆ Beach Fires: It has been noted that people coming back from the beach in the evening are walking close to the lake side of condos and shining flash lights into windows.

Beautification Committee

- ◆ Great job by the Edgewater Maintenance crew.

Rules & Regulations Committee

- ◆ Review in process of the latest rules and regulations. The committee will meet on Tuesdays through the month of July at 9:00. Contact Rick if you wish to join the group.

Social Committee

- ◆ Marilyn Gollnitz noted that the new sign at the entrance has postings for up-coming events and through the Edgewater Facebook page.

Next meeting July 27th at 11:00 on Zoom

BOARD OF MANAGERS

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Photos from Around Our Community ...



Greg Smith attending to his plot



John Rathmell planting



The Community Garden



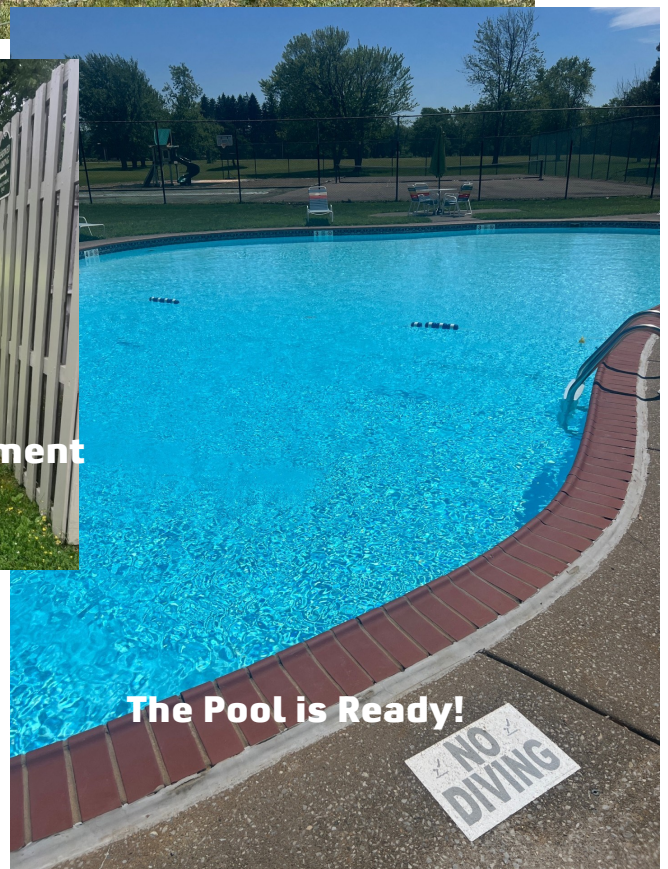
Avery Jones Updating the Calendar



Electric Department Making Repairs



Jimmy Foster Watering Geraniums



The Pool is Ready!

NO DIVING

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.



Lemon Lime White Chocolate Cookies

INGREDIENTS

- 2-1/4 cups all-purpose flour
- 1 teaspoon baking soda
- 1/4 teaspoon kosher salt
- 2 sticks (1 cup) unsalted butter, at room temperature
- 3/4 cup light brown sugar
- 3/4 cup granulated sugar
- 1 large egg, at room temperature
- 2 tablespoons lemon zest
- 2 tablespoons lime zest
- 1 tablespoon vanilla extract
- 2 cups white chocolate chips, preferably Ghirardelli

INSTRUCTIONS

1. Preheat the oven to 375 degrees F and line two rimmed baking sheets with parchment paper.
2. Add the flour, baking soda and salt to a medium bowl and whisk to combine. Set aside.
3. Add the butter and sugars to the bowl of a stand mixer fitted with the paddle attachment. Cream the butter and sugar together until lighter in color and fluffy, 1 to 2 minutes, scraping down the bowl as needed. Add the egg and beat until incorporated. Add the lemon zest, lime zest and vanilla extract. Beat until evenly combined. Add the dry ingredients to the butter-sugar mixture and mix until just incorporated. Remove the bowl from the stand mixer and fold the chocolate chips in with a rubber spatula.
4. Use a 1-tablespoon cookie scoop to scoop the cookie dough onto the prepared baking sheets, keeping them 2 inches apart. Fill each tray with 12 to 16 cookies, then bake until the edges are golden brown and the centers are still soft, 8 to 10 minutes.
5. Allow the cookies to cool on the baking sheets for 5 minutes, then transfer them to a wire rack to cool completely.
6. Repeat the process with the remaining dough. Alternatively, the cookie dough can be wrapped in plastic wrap and frozen for up to 1 month.



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
Braendel Services	814-459-2856
Bill's Construction	716-469-0121
Newman Builders	716-326-4295
Stratton Services	716-269-9916

AIR CONDITIONING

Vecchio Brothers	716-673-9488
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APPLIANCE REPAIR

Patton Appliance Repair	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.