

Edgewater Community Newsletter

ISSUE 5

MAY 2025

Meet the Crew ...



INSIDE THIS ISSUE:

April Board
Highlights 2, 3

Laundry Prices 3

Pool, Bikes,
Garden 4

Insurance
Guidelines 5

Recipes 6, 7

The 2025 maintenance crew is busy preparing for the season. Back row, left to right: Harry Houle, John Howser. Front, left to right: Alicia Houle, Jim Harper. Alicia will be cleaning restrooms, pool, laundries, lounge. Jim will be our primary mower. Harry will be busy painting buildings and general maintenance and John is in charge of waste treatment and the pool. Harry, John and Alicia will help with mowing as time allows. Because they all have assigned duties, please don't ask them to help you with a "5 minute project". Come to the office and make a request.

**Edgewater Condominium Association
Board of Managers Meeting
April 26, 2025**

MANAGER'S REPORT PRESENTED BY R Clawson

Radar Sign Installation

Rick stated that the unit was scheduled to be installed this week, unfortunately the manufacturer sent the wrong mounting bracket. The bracket has been shipped so the unit will be installed asap.

New Pool Access Fobs/ New Tags for motor vehicles, bicycles, kayaks etc.

The new pool building access key fobs are now active and will require residents to come into the office and pick them up. Residents will also be given new identification tags for their cars, bicycles, kayaks, boat, motorcycle. The new tags will be numbered to identify the unit where the item is registered. The resident will also receive a copy of the latest Rules and Regulations. Rick also stated that the access door to the pool on the east side will be replaced due to wind damage during the last wind storm.

Roof Maxx Roofing Restoration Building 1100

Roof Maxx came on property and completed extensive repairs to the 1100 building roof. They also completed the spraying of a preservative roof of building 1100. The process hopefully extends the life of the roof until it can be replaced. Rick stated that Roof Maxx provided the Association with about 90 photos of the roof repairs and spray application. The spray has a 5-year warranty which should help extend the life of the roofs being treated. The roof replacement schedule will happen every other year or so as we move forward with further building maintenance.

Garden Waterline

Rick stated that the waterline from 1300 building to the community garden should start this week. Rizzo Excavating will be the installer.

New Walking Path

The new walking path which had been previously discussed and approved by the Board will be started, weather permitting, along Route 5. The contractor (Rizzo Excavating) will be the installer. They also plan to work on the office parking lot.

Laundry Price Increase

Rick noted that a price increase for the washer and dryer units has been reported to him. The increase was from \$1.75 a load to \$2.35. The Association was never notified of this price change. The equipment owner has been contacted but, as yet, have not responded to our inquiry. I will communicate any further information to the Board as soon as the company responds.

Committee Reports

Nominating Committee Report.

Dave requested a report from the nominating committee. Charlie stated that the committee had identified the following dates for the election for the 2025 board. May 8th Nominee names mailed to owners, May 25th Petitions by prospective nominees due at ECA office, May 27th, Ballots mailed to owners, June 4th Annual Election.

OLD BUSINESS:

No old business was discussed
(Continued on Page 3)

BOARD OF MANAGERS

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(continued from Page 2)

NEW BUSINESS/CORRESPONDENCE.

Flooring replacement request by the owners of Condo 909 and 1006

Dave requested a vote by the Board on the requests to change the flooring material in condo 1006 and 909. Dave requested a vote to accept the flooring requests submitted to the Board. Charlie stated that the proposals and submittals of materials and documentations looks to be in line with the International Building Code decibel rating requirements. Dave asked for a motion to accept these requests by the owners of Condo 909 and 1006. Dave made a motion to accept the proposals. Charlie seconded the motion and the motion carried 3-0 without further comment.

2025 Rules and Regulation change for clarity

OPEN FORUM FOR GUESTS:

The owner of condo number 406 requested a status of the roof replacement of building 400 and the status of the arborist who checks on the trees, especially on the lake side of the buildings. Rick stated that the arborist will be checking the trees adjacent to the units and if no limbs are interfering with the structures, they will be left as is. Charlie stated the he and Rick met with the contractor doing the roof replacement of building 400. The start date had not been finalized due to the weather and the purchase of the roofing material. As soon as this start date is finalized, the information will be brought to the Board and passed on to the owners of the condos in building 400.

NEXT MEETING: May 31st at 11:00 by Zoom

ADJOURNMENT: A motion to adjourn the meeting was made by Dave and seconded by Charlie. The motion carried in favor 3-0., without further discussion. The meeting adjourned at 11:16 AM.

EXECUTIVE SESSION: No executive session was held after the meeting.

Respectfully submitted,
Charles Sist
Secretary

Laundry prices ...

Recently we experience a laundry price increase (\$2.35) with no notification or expectation. After considerable discussion, the laundry company agreed to reduce the prices back to \$1.75 for a period of time, however, indicated that the prices would, once again increase in the near future.

1st email ... Regarding the recent vend price increase: as part of our ongoing partnership and maintenance of the onsite equipment, we routinely review local pricing at comparable laundromats and similar property types. This helps us stay competitive and in line with rising operating expenses, ultimately benefiting both parties.

We understand the importance of providing advance notice for any changes that affect residents. We are currently working on a process to ensure you receive timely notifications before any future increases take place.

2nd email ... Thank you so much for reaching out to us. I sincerely apologize for the property not being notified before the recent vend increase. For any questions regarding the contract, please reach out to your account manager directly. They are happy to discuss the recent vend increase as it pertains to the contract.

Thank you,
Kathryn-CSC Service Works

Expect the current price of \$1.75 to increase to \$2.35 within the next 60 days.

Pool fobs, Vehicle tags, Bike Stickers ...

The new vehicle tags, pool fobs and other miscellaneous stickers are now available at the office. Bring your old fob, and we'll give you a new one. The pool will be open, as normal, from 8:00 am until 9 :00 p.m. except those days that it is closed for maintenance.

Bicycles and Bike Racks ...

In an effort to expedite cleaning the pool building we ask that all stored bikes be removed before Memorial Day. Any bikes left inside the building will be moved outdoors to the pool parking lot. The bike racks are being set out this week.

Pool Opening by Memorial Day ...

John and Harry recently underwent a pool certification course and John is busy readying the pool for the season.



Water Line and Walking Path ...

The garden water line and Route 5 walking path are scheduled for installation within the next few weeks. The walking path will be a welcome, and safe addition located parallel to Route 5 and should be available most of the year. The garden water line is another welcome addition for our busy gardeners and will provide fresh water for everything grown there. If you are interested in having a plot, please contact Tony at Unit 505.

Bridge damaged ...

The bridge located a near the creek is damaged and closed to walking traffic. One of the utility pole supports is broken, making it unsafe. Plans are underway to replace the pole and once it is replaced, will be reopened.



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.

Stuffed Sweet Potatoes

Ingredients

4 large sweet potatoes
1/4 cup olive oil
4 ounces red kidney beans
1/2 cup cherry tomatoes sliced
1/2 small red onion diced
1 clove garlic minced
1 small jalapeno pepper sliced
1/2 teaspoon salt
1/4 teaspoon pepper
1/4 teaspoon chili powder optional
1 1/2 tablespoons lime juice
1/2 cup guacamole
1/4 cup sour cream

Instructions

- ◆ Preheat the oven to 400 degrees.
- ◆ Place the sweet potatoes on a baking tray and poke them all over with a fork. *Place them on a baking sheet, brush each potato with oil, and bake for 55-60 minutes, or until tender.
- ◆ Combine the red kidney beans, cherry tomatoes, red onion, garlic, jalapeno pepper, salt, pepper, chili powder and lime juice in a bowl.
- ◆ Cut the sweet potatoes open and shred the flesh inside with a fork.
- ◆ Spread the guacamole over each potato, followed by the topping mixture. *Spread some sour cream on top and serve warm.



Ultra Fudgy Brownies

Ingredients

- 1/2 cup chocolate chopped
- 1/2 cup sugar white, brown, coconut, or a sugar free sub.
- 1 cup plain yogurt non dairy, if needed
- 3/4 cup all purpose flour
- 1/2 cup cocoa powder
- 1/2 teaspoon baking soda
- 1/2 cup milk
- 10 Oreo cookies chopped * See not



Instructions

- ◆ Preheat the oven to 350 degrees. Grease an 8 x 8-inch pan and set aside.
- ◆ In a small saucepan or in a microwave-safe bowl, add the chopped chocolate. Melt the chocolate. Remove from the heat and add the sugar and yogurt, whisking until combined.
- ◆ Add the flour, cocoa powder, and baking soda, and mix until just combined.
- ◆ Add the milk and mix until incorporated.
- ◆ Fold through the chopped Oreo cookies, reserving a few to top the brownies with.
- ◆ Transfer the brownie batter into the lined pan and top with extra Oreos.
- ◆ Bake for 25-30 minutes, or until a toothpick comes out 'just' clean.
- ◆ Remove from the oven and let cool completely before slicing.

Recipe variations

Make vegan brownies. Use vegan yogurt and non-dairy milk. As for the Oreos, they're technically vegan!

Add mix-ins. Try walnuts, chopped-up candy bars, peanut butter chips, or sprinkle the brownies with sea salt when they're fresh out of the oven.