

Edgewater Community Newsletter

ISSUE 6

JUNE 2025

Annual Meeting and Elections ...

The Annual Association Meeting and election took place on Sunday, June 8 at 4:00 pm., by Zoom, as in the past several years. Kimberly Alonge, Nanette Bartkowiak and David Gayley ran unopposed and were declared winners.



The Board met briefly and the new slate will be: David Gayley, President; Greg Smith, 1st Vice President; Charlie Sist, 2nd Vice President; Nan Bartkowiak, Treasurer; and Kimberly Alonge, Secretary.

Election Results

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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.

Wet Mail? ...

A few residents have expressed concern for wet mail in their mailbox. If you are experiencing wet mail we have an item that will elevate your mail to keep it out of the water. The cost is \$25 versus new USPS certified mailbox clusters at \$10,000. Contact the office to request one for your mailbox. There will be no charge to residents.



The death of a Letter ...

Edgewater adopted a lettering system way back when the community was formed. In 1999 Chautauqua County adopted the E-911 system requiring a numbering system. Thus C-1 became 301. K-9 became 909, etc. Some buildings still have signage indicating their old letter designation and we are in the process of updating them to the numbering system. Some still use the lettering system. It will completely disappear by the end of the 2025.

EDGEWATER CONDOMINIUM ASSOCIATION
BOARD MEETING HIGHLIGHTS May 31st 2025

MANAGER'S REPORT PRESENTED BY R. Clawson

Radar Sign Installation

Rick stated that the unit was installed and noted that there has been a marked improvement in compliance to the 10-mph speed limit.

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. The new system makes it a lot easier to account for who uses the pool and who owns the cars, bicycles, kayaks, boat, motorcycle. The new auto tags have two styles, one has "Edgewater" and the other "ECA" due to some folks not wanting to identify where they reside.

Painting of the Residences

Rick stated that Harry, one of our maintenance staff will spend most of his work schedule painting the road side of the residences. He has started the pool building and will start on 500 building which is in the worst shape.

Project Upcoming

On June 9th Rizzo Excavating is scheduled to start the new walking path and office parking lot weather permitting. A proposal for work on leaking upper open balconies has been sent out for bid. The work will be accomplished on condo 408 and 1107. We (ECA) have had this problem in other upper units with open balconies. The maintenance folks are cutting the grass on the outside of the lake side fence using proper safety equipment.

Committee Reports

OLD BUSINESS:

Dave stated that the Annual Election for Managers will be June 8th at 4:00 PM. The counting committee has been selected. Please, everyone submit your ballots so we can have a quorum and a successful election. Nanette asked what was the deadline for submitting ballots. Rick stated they are acceptable up the election time on the 8th However if submitted by mail it will be Saturday the 7th of June.

NEW BUSINESS/CORRESPONDENCE.

Modification requests by the owners of Condo 1007 and 908

Dave asked Rick if all the documentation and engineering drawing had been submitted and reviewed. Rick stated that the approvals had been accepted. Dave then asked for a vote to approve the request to change the flooring material and modify the structure in unit 1007. Rick added that a building permit will be required prior to start of work. Charlie made a motion to accept the request for the modification to Condo 1007. Greg seconded the motion. The motion passed 4-0 with one abstention by Kimberly since she had not reviewed the submitted information.

Dave requested a vote to accept the flooring requests submitted to the Board in condo 908. Rick stated that this information had been submitted and approved and forwarded to the Board. Charlie made a motion to accept the request for the modification to Condo 908. Nanette seconded the motion. The motion passed 4-0 with one abstention.

A request to plant pussy willow plants by the pool house made by the resident of condo 1102. Dave made a motion to accept the gift of the plants. The motion was accepted by the board with a vote of 5-0 without further discussion.

OPEN FORUM FOR GUESTS:

M. Gollnitz asked to have a meeting to discuss uses for the proceeds of the 2024 garage sale. She requested that anyone interested, please contact her or A. Jones. She also announced that the village of Westfield will accept requests for free trees. An application to the village is required. Various types of trees such as Oak, Maple, Hickory, and some

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BOARD OF MANAGERS

David Gayley, President
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some flowering types are available. She stated that she had received three applications already. The Village works on a first-come, first serve basis. She stated that the applications must be submitted by June 30th. She also announced that an Amish Dinner has been planned by her. Anyone interested in attending, please contact her as seating is limited. The date for this event is June 19th at 5:00 PM.

The owner of condo number 404 requested a status of the correction to the mail box of her unit Rick had identified an item in the April newsletter showing how this ramp keeps the mail off the bottom of the box. This ramp had been offered to anyone having problems and he will install one in the mail box. A Request for a roof replacement status on building 400 was also made. Charlie stated the he and Rick met with the contractor doing the roof replacement of building 400. The start date had not been finalized but the project was being followed closely. Any new status will be reported as it becomes available. A general conversation on shingle type, drip edge and ice and water shield was had with the owner. Charlie and Rick will follow up on these questions as to the shingle manufacturer and water shield type. Charlie is planning to personally follow this job to completion.

Charlie stated that he had been contacted by B. Mack in condo 409. Mr. Mack was having trouble with possible squirrel or rodents in the crawl space above his unit. He wondered what could be done to correct this problem. The Board discussed this situation as there is a possibility that the chimney chaises are the entry points. Removal of these chimney openings in the roof might be able to correct this problem. Dave stated that a professional exterminator will be contracted to look at this problem to see what can be done. Rick stated that he will get traps put around the building as well. 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.

NEXT MEETING: June 28th at 11:00 AM by Zoom

ADJOURNMENT: A motion to adjourn the meeting was made by Dave and seconded by Charlie. The motion carried in favor 5-0., without further discussion. The meeting adjourned at 11:31AM.

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

Respectfully submitted,
Charles Sist
Secretary



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. Please reach out to Kimberly Alonge at 68elvis@gmail.com with any questions.

New Board of Managers Rules for Meetings ...

In order to avoid meeting interruption and allow the Board adequate time to prepare for any questions, the following has been adopted:

- Owners may speak for three minutes on any given topic, and the topic must be on the agenda.
- Any owner can speak at a meeting, provided they have submitted 24 hours' written notice that they want to do so.
- Each owner is only permitted to speak once per meeting.
- Interruptions during the meeting will not be tolerated and person interrupting will be muted without warning.



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.

Mexican Street Corn Pasta Salad

Ingredients

For the salad:

- 1 pound bowtie pasta
- 3 cups frozen corn (or 4-5 ears of corn)
- ½ cup red onion diced
- ½ cup jalapeño pepper diced
- 6 strips bacon cooked and chopped
- ½ cup cheddar cheese finely shredded
- ½ cup Cotija cheese finely shredded

For the dressing:

- ½ cup mayonnaise
- ½ cup sour cream
- 2 Tablespoons lime juice
- 1 teaspoon sriracha sauce



Instructions

1. Boil the pasta according to the package instructions in a large pot of salted water. If using frozen corn, add it to the pot with the pasta for the last 2 minutes. Drain and rinse with cold water. Place the cooled, drained pasta and corn in a large bowl.
2. If using corn on the cob, Cut the corn off of each of the cobs. Add the corn to the pasta.
3. Add in the diced red onion, chopped bacon, diced jalapeño pepper and both the cheeses.
4. In a small bowl, whisk together the mayo, sour cream, lime juice and sriracha sauce.
5. Pour the dressing over the ingredients in the bowl and mix well to combine.



Boston Cream Poke Cake

Ingredients

- 16.25 ounces yellow cake mix plus ingredients to prepare
- 2 boxes instant vanilla pudding mix (3.4 ounces each)
- 4 cups milk
- ½ teaspoon vanilla
- 1 ½ cups semi-sweet chocolate chips
- 1 Tablespoon butter
- 1 cup heavy whipping cream

Instructions

1. Prepare and bake the cake in a 9×13 inch cake pan according to the package instructions.
2. While the cake is still warm poke holes across the cake with the handle of a wooden spoon. Be sure to poke all the way to the bottom of the pan.
3. In a large bowl, whisk together instant pudding powder, milk, and vanilla, but don't let it thicken. Pour the thin pudding mixture over the cake in an even layer.

Refrigerate the cake for one hour to set pudding

Chocolate Glaze

1. When the cake is cooled completely, make the chocolate sauce. Place the chocolate chips and butter in a heat-proof bowl.
2. In a microwavable bowl, heat the heavy cream. Cook for 45 seconds then stir and then cook for 45 seconds more until hot.
3. Pour hot cream over chocolate chips and butter. Let sit for 2 minutes to melt.
4. Stir until smooth. Let the glaze cool for 10 minutes. Letting the glaze cool is an important step, don't skip this part!

