

Edgewater Community Newsletter

ISSUE 7

JULY 2025



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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. Most residents have them but there are still some out there that need to come and get a fob and tags. 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*.



Edgewater Condominium Association

Meeting Highlights- June 28, 2025

-COMMUNITY GARDEN: The new water line to the community garden is working great. A long hose and reel was purchased and the new soil is improving things. It is a great growing season so far and there is still time and space available if anyone was thinking of planting this year.

-OFFICE PARKING LOT: The Office parking lot has been milled and rolled thus a huge improvement.

-ROUTE 5 WALKING PATH: The Route 5 Walking Path is complete with milling and looks great. Many have already started using it.

-NEW FOBS/VEHICLE & BIKE TAGS: People have come in to get new Fobs and Tags. If you haven't yet, please stop by the Office and see Rick to get yours.

-BUILDING PAINTING: Painting of the 500, 800, and 900 buildings has been completed. Look for new colors as the buildings are painted this summer.

-REC & SOCIAL COMMITTEE: A bench will be purchased for the walking path. In addition, a flat top griddle to use by the pool building is being purchased; once installed, the Rec & Social Committee will be hosting a hot dog cookout for all. Aquasize has started and is held every Monday and Wednesday beginning at 10:30 am.

-LANDSCAPING COMMITTEE: The gardens are looking good thanks to those who have been out working on them. There are few community gardens that still could use some tending; reach out to Nanette if interested.

-400 BUILDING ROOF: Work on roof replacement of the 400 building will begin soon.

--FLOORING REPLACEMENT: A reminder upper flooring replacement needs Board approval, required approved underlayment and sound proofing specs submitted before replacement begins. A Board member must inspect the flooring before work begins.

-TREE TRIMMING & REMOVAL: Trees along the Entrance Road were recently trimmed and/or removed where necessary.

Respectfully submitted,
Kimberly A. Alonge,
Secretary

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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.



Mediterranean Chicken Bake with Lemon, Olives & Feta

Ingredients:

- 4 boneless, skinless chicken breasts
- 2 tablespoons olive oil
- 1 teaspoon dried oregano
- 1 teaspoon garlic powder
- Salt and black pepper to taste
- 1 lemon, thinly sliced
- 1 cup cherry tomatoes, halved
- 1/2 cup Kalamata olives, pitted
- 1/2 cup crumbled feta cheese
- 1/4 cup chopped red onion
- 2 tablespoons chopped fresh parsley (for garnish)



Directions:

- Preheat the oven to 400°F (200°C). Lightly grease a baking dish with olive oil.
- Place chicken breasts in the dish and drizzle with remaining olive oil. Sprinkle it with oregano, garlic powder, salt, and black pepper.
- Top with lemon slices, cherry tomatoes, olives, and red onion.
- Bake uncovered for 25–30 minutes, or until chicken is cooked through and reaches an internal temperature of 165°F (74°C).
- Remove from the oven, sprinkle with crumbled feta cheese, and let rest for 5 minutes.
- Garnish with chopped parsley before serving.



Vegan BBQ Tofu Burger

BBQ Tofu

0.35 lbs firm smoked tofu halved
 2 tbsp BBQ sauce
 1 tbsp BBQ spice mix salted
 2 tbsp oil

Garlic Mayonnaise Sauce

8 tbsp vegan mayonnaise
 4 tbsp plant milk
 1 clove garlic
 1 tsp salt
 black pepper

Fried Onions

1 big onion
 flour
 ½ cup plant milk
 salt
 oil for frying

For the burger

2 burger buns
 2 vegan cheddar slices
 lettuce
 4 tomato slices



Instructions

- Cover the halved tofu slices in the BBQ marinade and let them sit for 10 minutes. On medium heat fry the tofu.
 - While the tofu is soaking in the sauce, fry the onions. Cut the onion into thin slices, then dip them into plant milk and flour then fry until they turn golden brown. (Should be around 3-4 minutes).
 - To create the vegan garlic mayonnaise sauce, simply add the ingredients in a blender and blend until smooth. In each burger add 2 tablespoons of the sauce. 1 tbsp under the lettuce and 1 tbsp on top of the tomato slices.
 - Layer all the ingredients as seen on the images to create the hamburger.
- Enjoy!



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
Chaut. Plumbing & Heating	716-232-4159
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
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.