

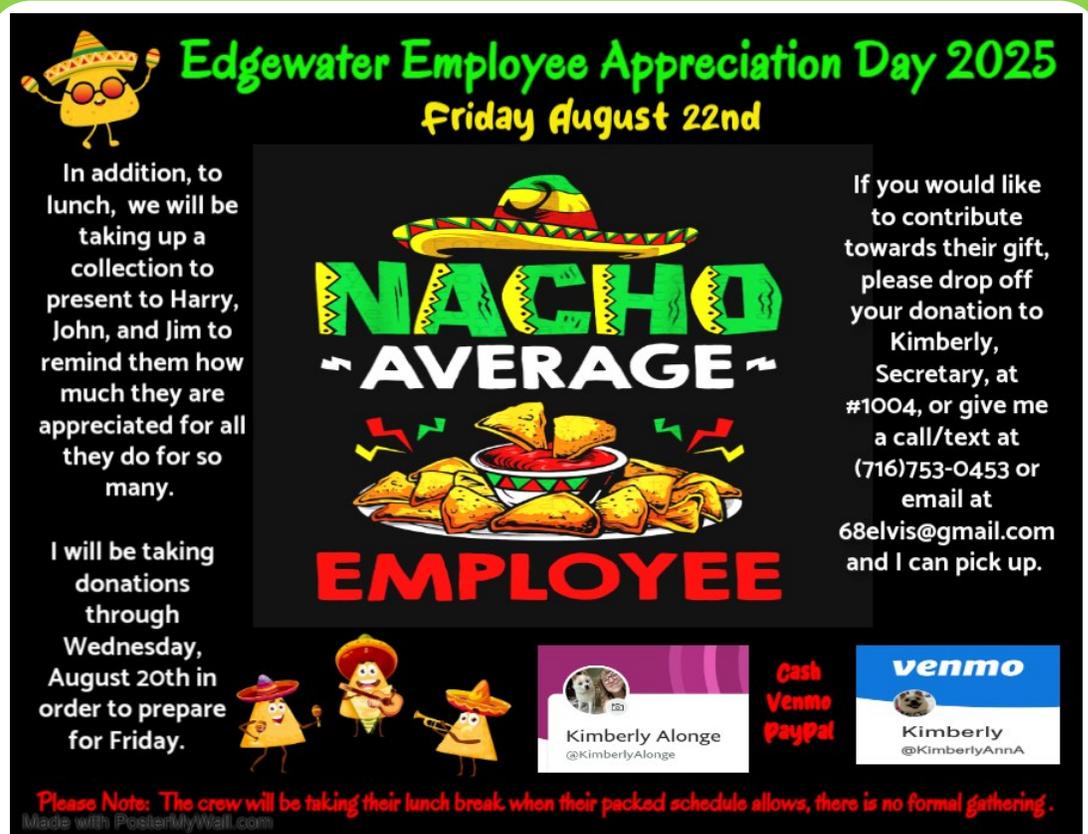
Edgewater Community Newsletter

ISSUE 8

AUGUST 2025

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Edgewater Employee Appreciation Day 2025
Friday August 22nd

In addition, to lunch, we will be taking up a collection to present to Harry, John, and Jim to remind them how much they are appreciated for all they do for so many.

I will be taking donations through Wednesday, August 20th in order to prepare for Friday.

If you would like to contribute towards their gift, please drop off your donation to Kimberly, Secretary, at #1004, or give me a call/text at (716)753-0453 or email at 68elvis@gmail.com and I can pick up.

NACHO AVERAGE EMPLOYEE

Please Note: The crew will be taking their lunch break, when their packed schedule allows, there is no formal gathering.
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Special Election ...

Dear Fellow Owners:

We regret to announce that Nanette Bartkowiak has resigned her position as Treasurer of the Edgewater Condo Association Board for personal reasons. Nan has been an integral member of the Board for over four years, and we all sincerely appreciate her contribution over that time.

Nan's term is not due to expire until June 2027. To fill her position the bylaws require we hold a special election, therefore we are looking for anyone interested in serving the remainder of her term. Any interested owner is asked to call, email or write to Rick Clawson at (716) 326-2186. Please contact Rick on or before August 8. We will then notify all owners via email of the list of candidates, ask you to vote and hold an election meeting to determine the results. **The date of the Special Election will be September 11 at 7:00 pm.**

Sincerely,

David Gayley

President

Edgewater Condominium Association

Meeting Highlights- July 26, 2025

-600 BUILDING LAKESIDE GUTTER REPLACEMENT: Gutter Solutions of Lake Erie will replace the Lakeside gutters on the 600 building, which have been damaged beyond repair. GSLE will install the gutter replacements on the 400 buildings after the new roof has been completed.

-BUILDING PAINTING: Harry is currently working on completing painting on the 1100 building. All the buildings completed thus far look great and he will be moving on to other buildings as he can.

-MOWING/LAKESIDE TRIMMING - A shout out to the guys for doing a terrific job on the property and with the gardens. The pool is looking great and it has been busy this summer.

-REC & SOCIAL COMMITTEE: The bench will be installed and secured soon for the Route 5 Walking Path. The flat top griddle will soon be installed on a patio platform by the firepits and secured to the side of the Pool Building.

-400 BUILDING ROOF: CRS Complete Roofing Systems won the bid to replace the 400 building roof and will begin work in August with a 3-4 day completion estimate, pending unexpected issues with moving chimneys. Gutter Solutions of Lake Erie will install gutters once the roof is complete.

-SPECIAL ELECTION SEPTEMBER 11, 2025: A Special Election to fill the vacant position left by Treasurer, Nanette Bartkowiak will be held on September 11, 2025, at 7:00 pm via Zoom. Residents should expect information paperwork by August 11, 2025 and ballots will be mailed and/or hand-delivered on August 28, 2025. Thank you to Nan for her many years of selfless service on the Board; she always had the best interest of the Community at the forefront and is by and far one of the kindest people we know. She will be greatly missed on the Board.

-VINEYARD SPRAYING NOTIFICATION: Thank you to Andy Putnman, grape farmer, who will continue to provide Rick with the spray schedule, pending wind forecasts, so Rick can notify the Community. It was suggested some sort of visual posted signage, along with email notification, could be installed as well.

Respectfully submitted,
Kimberly A. Alonge,
Secretary

BOARD OF MANAGERS

David Gayley, President
(609) 610-8406
debg5224@gmail.com

Greg Smith, 21st Vice President
(716) 679-8417
gsroad909@outlook.com

Charles Sist, 2nd Vice President
(936) 665-7668
carlito_too@yahoo.com

Nanette Bartkowiak, Treasurer
(716) 785-5000
nbartkowiak53@gmail.com

Kimberly Alonge, Secretary
(716) 753-0453
68elvis@gmail.com

Summer Gardening

The Green Thumbs are all working overtime this year to make the community garden thrive!



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 or vaping is not permitted anywhere within the fenced pool area or anywhere in common areas.

Pets are not allowed anywhere inside common areas.

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.



Crockpot Pizza Casserole

Ingredients

- 1 ½ pounds ground beef
- 1 medium onion chopped
- 15 ounces tomato sauce
- 14 ounces pizza sauce
- 2 Tablespoons tomato paste
- 3 cups spiral pasta
- 2 packages sliced pepperoni (3.5 ounces each)
- 2 cups shredded mozzarella cheese

Instructions

- In a large skillet, cook the beef and onion over medium heat until meat is no longer pink; drain off grease. Stir in tomato sauce, pizza sauce and tomato paste into the skillet with ground beef and stir to mix.
- Meanwhile, cook pasta according to package directions in a 5 qt slow cooker, layer a 1/3 of the pasta, beef mixture, pasta pepperoni and cheese. Repeat 2 more times ending with cheese.
- Cover and cook on low for 2-3 hours or until heated through.



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*.



10~Minute Spicy Noodles

Ingredients

- 1 pound rice noodles
- 6 tablespoons soy sauce
- 1/4 cup water
- 2 tablespoons sugar
- 2 tablespoons sesame oil
- 2 tablespoons vegetable oil
- 6 cloves garlic sliced
- 4 stalks green onion sliced
- 3 small red chilis (Or red pepper flakes to taste)
- 1 cup bean sprouts (Optional)
- 2 tablespoons sesame seeds to serve

Instructions

- In a small bowl, whisk together the soy sauce, dark soy sauce, sesame oil, water, and sugar until combined.
- Cook noodles as per instructions and set aside.
- Add the vegetable oil to a large skillet and place over medium-high heat. Once hot, add garlic, the white part of the onion, and chili. Stir-fry for 2-3 minutes.
- Add the noodles and pour the sauce over it and mix until the noodles are fully coated. Add the bean shoots and cook for 3 minutes.
- Add the rest of the green onion and cook for a further 2 minutes, or until they are wilted.
- Remove the noodles off the heat, sprinkle with sesame seeds and serve immediately.



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.