

# Edgewater Community Newsletter

ISSUE 9

SEPTEMBER 2025

## Employee Appreciation! ...

Harry and Jim had a nice appreciation luncheon in August, featuring a luncheon prepared by Board Secretary Kim Alonge. Absent from the luncheon was John Howser and new cleaning lady, Deb Howser (no photo available).



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## *Edgewater Condominium Association*

*Meeting Highlights- August 30, 2025*

**-600 BUILDING LAKESIDE GUTTER REPLACEMENT:** Gutter Solutions of Lake Erie will begin installing the gutter replacements on the 400 buildings after the new roof has been completed within the next few weeks.

**-BUILDING PAINTING:** All buildings have been painted with the exception of the 400 building, which will be painted after the roof/gutter replacement.

**-REC & SOCIAL COMMITTEE:** The bench installation is scheduled for the week of September 1. and secured soon for the Route 5 Walking Path. The flat top griddle has been installed; Marilyn, Pat, and Avery will let everyone know when the cookout is scheduled to try it out. Winey Wednesday time has changed to 6:00 pm.

**-400 BUILDING ROOF:** CRS Complete Roofing Systems will begin the roof replacement starting September 4 and should be completed in two days; pending weather. Gutter Solutions of Lake Erie will install gutters once the roof is complete.

**-SPECIAL ELECTION SEPTEMBER 11, 2025:** The Special Election to fill the vacancy left by Nanette, will be held September 11 at 7 pm via Zoom. The ballots were mailed and hand delivered August 28. The Board will convene in the Office and both candidates are invited to attend if they desire; all other guests will attend on Zoom.

**-VINEYARD SPRAYING NOTIFICATION:** A Grape Spray warning flag has been installed at the Northeast Corner of the dumpster area. When we are notified of spraying, there will be a yellow flag visible.

**-BRIDGES:** The bridge behind the 1200 building has been completed, and the bridge is now safe to cross. The crew is constructing a new bridge off Route 5 to the Creek area.

**-TRANSFORMER INSTALLATION:** The electric department has received one of our two new transformers and plans are being made for installation. The 1300 transformer station will be the first installation as it only feeds that building. Installation plans will be made and shared in the next couple weeks.

**-POOL DOORS:** The three pool doors budgeted for, will be installed this year once all three contractors have submitted bids and the Board has selected the contractor.

**-RAILING REPLACEMENT:** All the composite railings and staircases throughout the community are in need of replacement with metal railings with the 1200 building being the only building completed to date. Two proposals have been received, and the Board is waiting for the third contractor's proposal.

**-LETTER REGARDING BUDGETING DECISIONS:** Questions regarding budgeting for repairs and maintenance around the community were received and answered with the processes and procedures for budgeting and prioritizing repair and maintenance throughout the community.

Respectfully submitted,  
*Kimberly A. Alonge,*  
 Secretary

## **Reminder: Special Election**

September 11 at 7:00pm via Zoom for one candidate to replace Nan Bartkowiak. Please vote and return your ballot!

### BOARD OF MANAGERS

David Gayley, President  
 (609) 610-8406  
[dcbg5224@gmail.com](mailto:dcbg5224@gmail.com)

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 (716) 679-8417  
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 (716) 753-0453  
[k8belon@gmail.com](mailto:k8belon@gmail.com)

## Letter from Victor Merlo (306)

The following email was received by board president David Gayley and addressed at the meeting last Saturday ...

This is Victor Merlo from unit 306. I would like to say how much I enjoy having a unit at Edgewater I had a few questions for the upcoming meeting.

I understand how hard it is to address all the issues with a limited budget.

- How are projects chosen? Do owners have an input on what projects are chosen? **Projects are selected which, we feel, benefit the entire community. We are currently working on the 2026 budget and five-year plan. First and foremost is the safety of all. Owners are always welcome to make suggestions.**
- All the 2nd floor decks have been rebuilt using the same material that doesn't seem to be UV resistant. Could a higher quality material save money in the long term? **Deck replacement is in the five-year plan. We are aware that the materials used in these are deteriorating. They were built roughly 18 years ago and new decking would be of a solid composite material, with thicker fascia to prevent warpage. Again, this is part of a five-year plan because estimated costs, per deck is between \$40 and \$50 thousand dollars. Railing replacement will increase the cost by an additional \$20,000. We are also looking at roof replacements in the near future. All of these projects are important and, without an assessment, will be spread out over several years. (for reference, when the decks and stairways were installed, an assessment of over \$2,000 per unit was needed. The project cost was well over \$500,000)**
- The pool is looking a little sad. Tile is falling off, concrete is sinking. Tile coping is hanging on by a thread. Are there any plans to tackle this? **We are aware that the tile is missing in places and plans have been made to replace them when we close and drain the pool. We inspected the concrete and coping and found that concrete, although cracked, is still safe and usable and can be placed on the five-year plan for restoration. The pool coping is solid, however needs some mortar and caulking. We will continue to monitor closely for any issues that may arise.**
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- Thank you for your time, Victor Merlo

## Waterspout Over Lake Erie ...

A waterspout was spotted over Lake Erie on August 24th. The photo was captured by Lee Davies (702).



## *Where Do My Association Dues Go?*

In addition to emergency expenses incurred due to water leaks, flooding, emergency roof replacements, etc., our monthly Association dues are used to cover the following Association expenses.

Spectrum TV  
 Spectrum internet  
 Water  
 Electricity  
 Trash removal  
 Fuel  
 Waste Water Treatment Plant (WWTP)  
 Insurance  
 Employee wages  
 Office supplies  
 Snow removal  
 Storm damage clean-up and repairs  
 Building maintenance and repairs  
 Roof and deck repairs and replacements  
 Grounds maintenance vehicles and equipment purchases, upkeep and maintenance  
 Tree trimming and removal  
 Dirt and mulch  
 Road maintenance and repair  
 Pool chemicals and upkeep  
 Pool building, fitness center, laundry rooms, and community room upkeep



The cost of many of these expenses has risen over the past few years, however the Board does not anticipate an increase in monthly dues in 2025. To find out more about the budget, join the scheduled monthly Board meetings. If you need help with the online Zoom format, please contact Rick for help.

## **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*.



# Chocolate Caramel Cake

## INGREDIENTS

- 14 ounces sweetened condensed milk
- 1 cup caramel sauce
- 8 ounces whipped topping or 3 cups whipped cream
- Chocolate sauce and chopped chocolate for garnish

Your favorite boxed chocolate cake mix baked according to package directions in a 9x13 pan.

## INSTRUCTIONS

Make and bake chocolate cake according to cake directions.

## ASSEMBLY

Poke holes all over the entire cake using the end of a wooden spoon. Pour the sweetened condensed milk and  $\frac{3}{4}$  of the caramel sauce over the cake allowing it to seep into the holes. Cover and refrigerate overnight (minimum 4 hours, longer is better)



## Baked Feta Pasta

### Ingredients

- 8 ounces feta cheese 1 block
- 1 pound cherry tomatoes or grape tomatoes, about 3 cups
- $\frac{1}{4}$  cup olive oil
- 3 cloves garlic minced
- $\frac{1}{2}$  teaspoon Italian seasoning
- $\frac{1}{8}$  teaspoon red pepper flakes
- 8 ounces penne or other medium pasta, plus 1 cup of reserved pasta water
- salt to taste
- black pepper to taste
- $\frac{1}{4}$  cup fresh basil chopped
- fresh parsley chopped, or basil, for serving

### Instructions

1. Preheat the oven to 400°F.
2. In a 9 x 13 casserole dish, toss tomatoes, olive oil, garlic, Italian seasoning, and chili flakes. Nestle the block of feta in the tomatoes.
3. Bake for 35 minutes or until the feta is soft and the tomatoes are soft and splitting. You may also broil for an additional 2-3 minutes (Optional).
4. Meanwhile, while the tomatoes are baking, cook pasta al dente in salted water. Drain, but be sure to reserve at least 1 cup of water.
5. Stir the tomatoes and feta in the baking dish.
6. Mix in pasta, adding enough pasta water to make a creamy sauce.
7. Season with salt and pepper to taste, then stir in fresh basil, garnish with optional parsley or basil, and serve.



## 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.