

Edgewater Community Newsletter

New Board Member ...

Tom Krzeminski, unit 403, joined the board of managers as a result of the recent special election. Please join us all in welcoming Tom to the board.

Winter is Coming ...

Mother Nature will soon be upon us ... again ... and we're busy preparing the grounds and equipment. The pool is closed. Over the next month the picnic tables will be stored, Lake access stairs removed and outside water turned off. Are you prepared? If you're leaving us for the season, make sure you fill in a consent form, reminding us to check your unit during cold months; turn off your water heater; make sure cabinet doors are open for air circulation, and most of all, turn your thermostats to 55 degrees.

Board Members Are Volunteers ...

All your elected board members are volunteers. If you have a complaint or concern do it through the proper channel, not by bothering a board member at a social event, calling them on the phone or knocking on their door. Contact Rick at the office by phone or email and let him know your concern. Email or filling out a complaint form is the preferred method because it creates a paper trail. The same holds true for our maintenance employees. Don't complain to them. They have jobs to do and don't want or need your input on how the operation should run.

Come to a board meeting to express your views, or, if you think you can be a productive asset to the community, submit your name to be placed on the ballot for the next election. The really sad part is that the few residents that are the biggest complainers don't attend board meetings. There is always time before the meeting agenda begins, as well as time following the meeting for residents to speak.

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Edgewater Condominium Association

Meeting Highlights- September 27, 2025

-400 BUILDING LAKESIDE GUTTER REPLACEMENT: The contractor is scheduling the start date.

-BUILDING PAINTING: All buildings have been painted.

-BENCH INSTALLATION: The bench has been installed beside the walking path.

-TRANSFORMER INSTALLATION: Rick has scheduled a meeting with the Village Electric Department and Simpson Electric to plan for the first transformer replacement.

-POOL CLOSING: The pool will be partially drained next week. Missing tile will be replaced and a new leaf cover installed. The furniture will be out until the weather gets too cold.

-REC & SOCIAL COMMITTEE: A lunch hot-dog cookout will be scheduled soon to test out the new grill.

-POOL DOOR REPLACEMENT: In a 5-0 vote, the Board approved the lowest bid from Stratton Services to replace the Pool Doors budgeted for.

-300 BUILDING RAILING/STAIRWAY REPLACEMENT: In a 5-0 vote, the Board approved the lowest bid from Stratton Services to contract for the job of the 300 building metal railing/stairway replacement.

Respectfully submitted,

Kimberly A. Alonge,
Secretary

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Bicycle Storage ...

The bike racks will be removed by the end of October. Anyone wishing to store their bikes in the pool building may do so, providing they are properly identified with name and unit number. Bikes must be removed from the pool building by May 15, 2026.

Dog Walking ...

A reminder to all that pet walking and waste disposal also includes the areas across from all buildings, including the areas across from the 400, 500, pool, 900 buildings and the exit road.



The Importance of Unit Access ...

Every owner is required to leave a key or access code to their unit. The reason for this came up this past weekend when a water leak was discovered at a unit and we were unable, initially, to gain access because the owner had not followed the requirement. The inability to gain access during an emergency may require us to break a window and in that case, the cost goes back on the owner.

Access is an absolute necessity when an emergency arises and also for unit checks during extremely cold weather. Please make sure the office has a working key or current access code.





Maintenance activities ...

The maintenance guys have been busy this year. Pictured above is the newly-constructed bridge built by John Howser near the entrance. The other bridges, along with all roadside building fronts and the pool building were freshly painted by Harry Houle. Mowing, trimming and weeding continues, primarily by Jim Harper. We are really fortunate to have the talented crew we have.

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

CONSENT FORM

We/I hereby give the Board of Managers and staff of Edgewater Condominiums, Westfield, New York, permission to enter and check my unit during the winter months while We/I am gone. The signature below indicates that We/I will not hold the Board of Managers or their staff liable for any damages that may occur during Our/My absence, except to the common elements as proscribed in the declaration. (Please indicate the date you will be leaving and returning to Edgewater).

Thank you.

Unit Owner Signature	
Building and Unit Number	
Winter Telephone Number	
Date Leaving	
Date Returning	
Today's Date	

**We will check your unit twice a month,
beginning in November and continuing through April.**



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.

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
Bill's Contracting	716-499-0121
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

Do You Own A Wood Burning Fireplace??

If you own an active or operable wood burning fireplace you need to have it inspected and certified. A Resolution requiring inspection was passed in 2016 requiring the inspection follows:

- a. The owners of each unit in the Association that is equipped with a wood burning fireplace and chimney shall be required to have their fireplace and chimney cleaned and inspected annually prior to September 1st.
- b. Contractors must file with the Association an original and current copy of a certificate of insurance in a form acceptable by the Association.
- c. The fireplace and chimney shall be cleaned and inspected by a qualified chimney inspection firm. The Homeowners shall submit to the Association an original certification of the inspection from the contractor stating that the fireplace and chimney have been cleaned and inspected and serviced and/or repaired as needed. Said certification shall be submitted every year prior to September 1st.
- d. If the fireplace is found to be unrepairable or unserviceable, the fireplace will be permanently disabled, removed or replaced with a new fireplace.
- e. In cases where the fireplace has been disabled the Homeowner shall submit to the Association written documentation from the chimney inspection firm indicating the date that the fireplace has been disabled ensuring that it will not be operated in the future. If the Homeowner chooses to return the fireplace to service, the fireplace, chimney, and any modifications made must meet the requirements of articles "C" and "D" above.
- f. If removed the Homeowner shall provide written proof from the chimney inspection firm that the unit has been removed. This documentation will be in the form of a signed and dated letter to the Board of Managers.
- g. Homeowners found in violation of this Resolution shall be subject to all rights and remedies available to the Association with the rules and regulations titled "Enforcement" relating to a system of fines: which stipulates that violators will be given a specified number of calendar days from the date of warning to correct the rule violation, after which a nominal fine will be assessed weekly up to a maximum amount until the fireplace and chimney are inspected, cleaned, repaired or removed if necessary, and the report filed with the Association.



Monster Munch Halloween Snack

INGREDIENTS

- 1 package vanilla almond bark 1 lb
- 12 c. popped popcorn about 1/2 c. kernels
- 1 11 oz package candy corn
- 1 c. dry roasted salted peanuts
- 1 c. Reese's Pieces

INSTRUCTIONS

-Pop popcorn and place in a HUGE mixing bowl. The biggest you have. You'll need it and it's much easier to mix if you aren't struggling to keep it in the bowl. Mix in peanuts, candy corn and Reese's pieces.

-Put the almond bark in a microwave safe bowl and melt according to directions on the package. Be careful not to go too long without stirring it or it will get hard and not mix.

-Pour the melted almond bark over the snack mix and stir until everything is well coated. Spread out on waxed paper. Let sit until completely dry and then break into clumps. Store in airtight container



Chicken Bacon Ranch Casserole

INGREDIENTS

8 ounces penne pasta
6 slices bacon chopped
1 small onion chopped
4 cloves garlic finely chopped
8 ounces cream cheese cubed
2 cups milk whole recommended
1 ounce dry ranch seasoning mix (1 packet)
3 cups diced cooked chicken or rotisserie chicken
1 cup shredded Parmesan cheese
2 cups shredded mozzarella cheese
Sliced green onions for garnish if desired



INSTRUCTIONS

- Preheat the oven to 375 degrees Fahrenheit. Spray a 9×13 inch casserole dish with nonstick spray and set it aside.
- Prepare pasta according to package directions. When it is done cooking al dente, drain off pasta water.
- Meanwhile in a large skillet cook the bacon over medium heat, stirring often until crispy, about 8 minutes. Remove the bacon from the pan using a slotted spoon. Set aside, leaving drippings in the pan.
- Add the chopped onion to the pan, cook, stirring often, until slightly softened, about 5 minutes. During the last minute of cooking add diced garlic to the pan and cook with onion.
- Whisk the cubed cream cheese, milk, ranch seasoning mix and Parmesan cheese into the skillet. Whisk until smooth, remove from heat.
- In a large bowl, stir together the ranch sauce, cooked pasta, and chicken.
- Pour into the prepared 13×9 inch casserole dish. Sprinkle evenly with the bacon and top with Mozzarella cheese.
- Place in a preheated oven and bake for 15-20 minutes or until heated through and the cheese is melted.
- Remove from the oven, let cool for 5 minutes and serve. Garnish with sliced green onion if desired.