

Edgewater Community Newsletter

ISSUE 11

NOVEMBER 2025

Out with the Old ...

The Village of Westfield Electric Department is supplying our community with new pad-mounted power transformers. The first transformer changeover is complete. The old wooden fencing will be removed in the three remaining areas, and new, safer pad-mounted transformers will be installed.



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Special Election ...

Dear Fellow Owners:

We regret to announce that Greg Smith has resigned his position on the Board of Managers because he is moving. Greg has been an integral member of the Board, and we all sincerely appreciate his contribution over that time.

Greg's term expires in June 2026. To fill his position the bylaws require we hold a special election. Lee Davies (702) and Laura Stewart-Beach have submitted their names as candidates and letters will go out on November 8. Any further petitions are due by November 20. Ballots will be mailed November 22. **The date of the Special Election will be Saturday, December 6 at 11:00 am via Zoom.** *(Please note that the Zoom time given at the Board meeting was incorrect ... Rick's mistake)*

Sincerely,

David Gayley

President

*Edgewater Condominium Association
Meeting Highlights- October 25, 2025*

-400 BUILDING LAKESIDE GUTTER REPLACEMENT: This project is now 100% complete. Additional downspout drainage was added. After the wind this past week, the downspout drainage and gutters are doing their jobs.

-TRANSFORMER INSTALLATION: Due to inclement weather, the installation has been rescheduled for next week, pending weather conditions at that time.

-LEAF PICKUP: Leaf pickup continues as we begin preparing for winter.

-REC & SOCIAL COMMITTEE: The hot-dog cook out with the new grill has been rescheduled to next Spring.

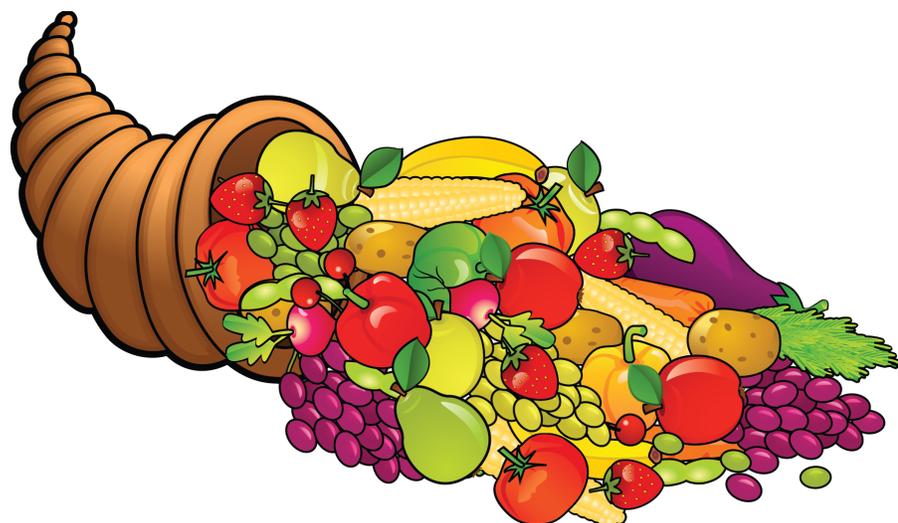
-POOL DOOR REPLACEMENT: The project will begin as soon as materials arrive.

-300 BUILDING RAILING/STAIRWAY REPLACEMENT: The project will begin as soon as materials arrive.

-SPECIAL ELECTION: December 6, 11:00am via ZOOM.

-2026 BUDGET DISCUSSION: The operating budget remains basically unchanged and there will be no maintenance fee increase in 2026. The proposed capital projects address the safety concerns for the railings and decks, in addition to extending roof life on several buildings.

Respectfully submitted,
Kimberly A. Alonge,
Secretary



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Prepping for Winter ...

The guys are busy prepping for winter, trying to stay ahead of the curve. Some of the tasks they're working on:

- ◆ Leaf Pickup ... which is never ending as long as the weather holds out
- ◆ Turning off outside water and storing hoses.
- ◆ Removing the beach stairs.
- ◆ Readying snowblowers, distributing ice melt buckets.



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.

A Special Shout Out to Bob Mack ...

Kudos to Bob Mack (407) for his work on creating the Butterfly Garden across from the community vegetable garden. Bob worked hard to make it successful and it shows.

The Community Garden was also very successful, providing plenty of tasty veggies for all participants (and a few others who may have snuck over and made late night raids.



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*.



Crockpot Chicken and Stuffing

Ingredients

- 1 ½ pounds boneless skinless chicken breasts
- ½ cup cheddar cheese shredded
- ½ cup Mozzarella cheese shredded
- 10.75 ounces cream of chicken soup (1 can)
- 10.75 ounces cream of celery soup (1 can)
- 6 ounces cornbread stuffing mix (1 box)
- 1 cup low-sodium chicken broth
- ½ cup butter melted

Instructions

Grease the crock-pot and add the chicken on the bottom.

Sprinkle shredded cheese on top of the chicken.

Mix soups together in a bowl and pour them over the chicken and cheese.

Pour stuffing on top of soup (note: if the herb packet is not mixed with the stuffing mixture, top stuffing with the herb packet).

Mix together the broth and melted butter and pour evenly over the stuffing in a crock pot.

Cook on low 6-8 hours or on high 4-6 hours.



Sour Cream Raisin Bars

Ingredients Bars

- 1 $\frac{3}{4}$ cup quick oats
- 1 $\frac{3}{4}$ cup all-purpose flour
- 1 cup butter softened
- 1 cup brown sugar packed
- 1 teaspoon baking soda
- 1 teaspoon salt

Ingredients Filling

- 4 egg yolks beaten
- 2 cup sour cream
- 2 cup raisins
- 1 $\frac{1}{2}$ Tablespoons cornstarch
- 1 $\frac{1}{2}$ cup white sugar
- 1 teaspoon cinnamon

Instructions

Preheat the oven to 350 degrees Fahrenheit. Grease a 9 x13 inch pan and set aside.

In a large bowl, cream the butter and brown sugar until light and fluffy.

In a separate bowl combine the all-purpose flour, quick oats, baking soda and salt. Then gradually add to the creamed mixture (mixture will be crumbly).

Set aside 2 cups of the oat mixture. Add the remaining mixture into the prepared 13-in. x 9-in pan and press it to the edges of the baking pan.

Place in a preheated oven at 350 degrees Fahrenheit for 15 minutes (leave oven on). Cool the crust.

While the crust is cooling, in a small saucepan, combine the filling ingredients. Bring to a boil over medium high heat, reduce heat and simmer and stir for 5-8 minutes. Pour over the crust; sprinkle with reserved oatmeal mixture. Place back in the oven at 350 degrees Fahrenheit and bake 15 minutes longer or until the top is golden brown.

Remove from the oven and let cool before cutting.



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



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.