

# Edgewater Community Newsletter

ISSUE 12

DECEMBER 2025

## Special Election Results ...

A Special Election was held on Saturday, December 6 via Zoom to fill the position left vacant by Greg Smith's resignation. Two candidates, Lee Davies and Laura Stewart Beach ran for the position with Laura being the successful one. She will serve Greg's remaining term, which is due to expire in June of 2026. Congratulations to Laura!

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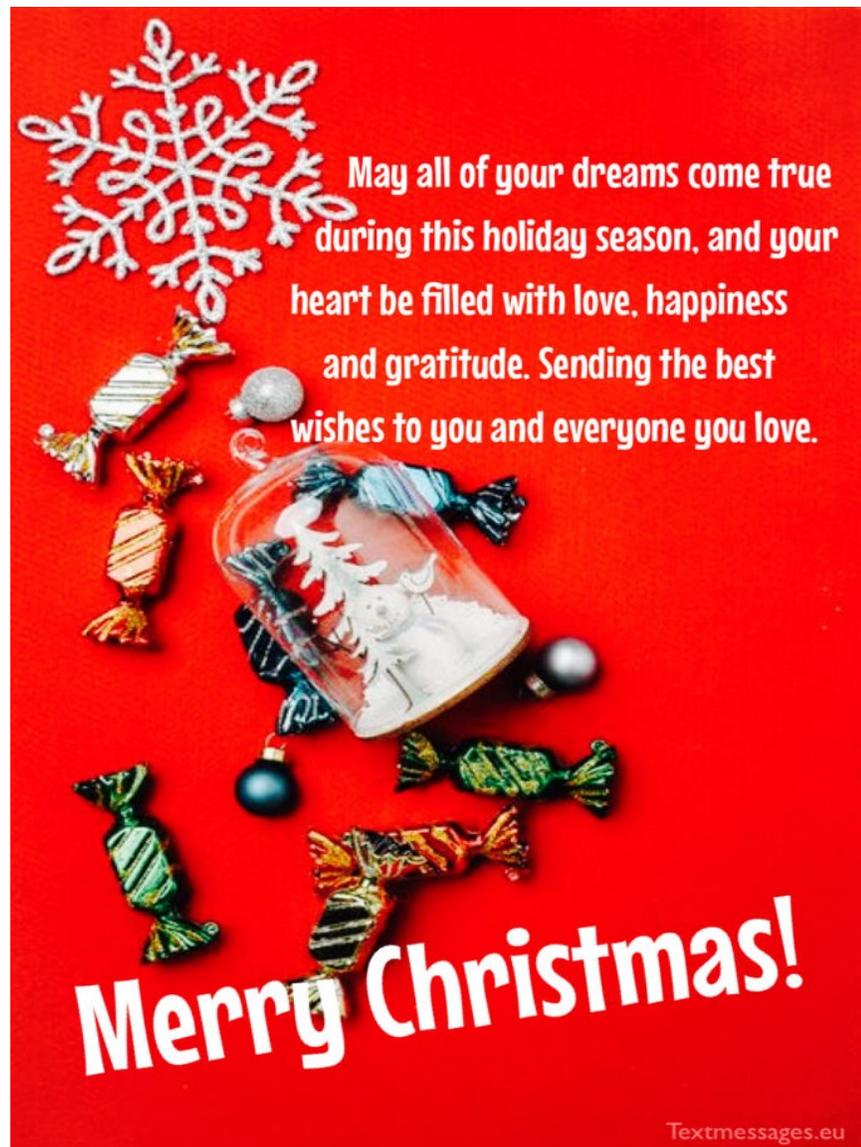
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### *Edgewater Condominium Association*

*Meeting Highlights- November 29, 2025*

**-UNIT CHECKS:** Unit checks have begun and will continue throughout the winter. Note: once the temperature is below 20°, checks will be made whether an approval form is on file or not.

**-ANNUAL MAILING:** Coming soon! Includes a copy of the 2026 budget, an updated Community Directory, the Rules & Regulations, and a payment coupon booklet.

**-POOL DOORS REPLACEMENT:** The doors have been delivered and will be installed before the end of the year.

**-300 BUILDING RAILING/STAIRWAY REPLACEMENT:** Some of the railings have been delivered and we are waiting on the ADA Compliant stairway parts. Installation will take place as weather allows.

**-SPECIAL ELECTION, DECEMBER 6, 11:00AM VIA ZOOM:** Ballots have been distributed and emailed, and the election results will be tallied at the meeting. This is the only business that will be conducted at the December 6th meeting.

**-ELSON REQUEST FOR ENCLOSURE:** After reviewing all the proper documents, the Board approved a request to update the lakeside enclosure at #1104.

**-2026 BUDGET:** The 2026 Budget of \$64,500 was passed by the Board 4-0 without discussion. The budget includes capital projects as follows: transformer station replacement, railing and stair replacement, two roofs updated with Roofmax, and the Exercise room windows.

**-DECEMBER BOARD OF MANAGERS' MEETING:** Due to the Christmas holiday, the December meeting will be moved to Saturday, December 20th at 11:00 am via Zoom.

**-EXECUTIVE SESSION:** The Board went to Executive Session to discuss the arrears of two units. The Board took the following action: After coming out of executive session, a motion and a second was made to move forward with the attorney's recommendation to place a lien on two units in arrears and pursue foreclosure on one of the units.

Respectfully submitted,  
*Kimberly A. Alonge,*  
 Secretary



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## Resolution 2025-29-11 ...

In an effort to encourage those over 90 days in arrears, and with our attorney's recommendation, the following Resolution was adopted at the November Board of Managers meeting:

### DELINQUENCY PENALTY RESOLUTION #2025-11-29

WHEREAS, Article XVI of the Amended Declaration states that "each unit owner shall be governed by and shall comply with the terms of the Condominium documents, regulations, resolutions, and decisions adopted pursuant thereto as they may be amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due, for damages or injunctive relief or both maintainable by the Board of Managers on behalf of the unit owners, or in a proper case, by an aggrieved unit owner. In any case of flagrant or repeated violation by a unit owner, he may be required by the Board of Managers to give surety or sureties for this future compliance with the By-laws, rules, resolutions, and decisions."

WHEREAS, Section 12 of the By-Laws of the Edgewater Condominium Association states that "the Board shall have all powers, and may exercise those powers, granted to it under the Condominium documents. The Board of Managers shall exercise its powers and duties in accordance with the provisions of the Declaration."

WHEREAS, Section 12-g of the By-Laws states that the Board can "make or amend the rules and regulations respecting the use and operation of the property, but not inconsistent with the Declaration."

WHEREAS, Section 12, Article XIII of the Amended Declaration of the Edgewater Condominium Association provides that in a lawsuit to collect past due common charges, the Board is entitled to collect, among other things, late charges and interest on the unpaid common charges.

WHEREAS Section 12 of the Amended B-Laws provides in part that the Board of Managers has the power to make, levy and assess common charges against the unit owners for the purpose set forth in the Declaration

WHEREAS, the Association Maintenance Fees are due on the first of every month; and

WHEREAS, the Association Board of Managers deems it necessary to assess late-fees delinquent 90 days or greater due to some owners being delinquent on those charges;

NOW THEREFORE, BE IT RESOLVED that the following policy is hereby adopted regarding delinquent maintenance fee payments:

1. Any maintenance fee payment 90 days or more delinquent will be assessed a late fee of One Hundred Dollars (\$100.00).
2. If the maintenance fee payment continues to be delinquent after the assessment of the initial One Hundred Dollars (\$100.00) late fee, an additional One Hundred Dollar (\$100.00) late fee shall be assessed for each and every month thereafter that the delinquent maintenance fee is not paid in full.

Resolution Regarding: Late Maintenance Fee payments

## Watch Your small Pets ...

Be very careful when walking your small pet, coyotes have been spotted lakeside. They are known to view small dogs and cats as an easy meal, so guard your pet carefully.



## Easy BLT Dip Recipe

### Ingredients

- 1 cup sour cream
- 1 cup mayonnaise
- 1 cup lettuce chopped
- 8 bacon strips cooked and crumbled
- 3 Roma tomatoes seeded and chopped

### Instructions

1. In a medium sized bowl, beat together sour cream and mayonnaise until blended.
2. Spread in a shallow baking dish or pie plate.
3. Layer lettuce, bacon, and tomatoes on top of sour cream mixture.
4. Refrigerate until ready to serve with your choice of crackers or pretzel flats.



# Christmas Tree Pull Apart Bread

## Ingredients

16 ounces jumbo biscuits each biscuit cut into fourths  
8 mozzarella cheese sticks cut into 31 pieces  
4 Tablespoons salted butter  
1 teaspoon garlic powder  
1 ½ teaspoons Italian seasoning  
1 egg beaten  
1 Tablespoon grated parmesan cheese for garnish  
1 cup marinara sauce for serving

## Instructions

- 1.Preheat the oven to 400 degrees Fahrenheit. Line a large baking sheet pan with parchment paper, set aside.
- 2.Cut each biscuit into fourths, you will only need 31 of the 32 pieces though. Cut the cheese sticks into 31 pieces.
- 3.Place a piece of mozzarella cheese on every square of dough. Seal the edges securely, then shape the dough into a ball by rolling it smoothly between your hands.
- 4.Arrange the balls on the lined baking sheet, forming a tree shape with the seams facing downward and make sure all the balls are slightly touching. Whisk the egg and gently brush it over the dough.
- 5.Place in the preheated oven at 400 degrees Fahrenheit and bake for 15-17 minutes or until golden brown.
- 6.As the bread bakes, melt the butter and mix in the grated garlic and seasoning.
- 7.Once the bread is done cooking, remove from the oven and brush the butter mixture onto the rolls and sprinkle the Parmesan cheese on top.
- 8.Serve immediately with marinara sauce for dipping



## 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.