

# Edgewater Community Newsletter

ISSUE 1

JANUARY 2026

## INSIDE THIS ISSUE:

December Board  
Highlights 2

Ice/Snow/  
Spectrum 3

Recipes 4

Contractors 5

Insurance  
Guidelines 6



### *Edgewater Condominium Association*

*Meeting Highlights- December 20, 2025*

**-NEW BOARD MEMBER** - Dave welcomed Laura Stewart-Beach to the Board of Managers.

**-UNIT CHECKS:** Unit checks 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:** The annual mailing, which includes a copy of the 2026 budget, an updated Community Directory, the Rules & Regulations, and a payment coupon booklet has been mailed.

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

**-300 BUILDING RAILING/STAIRWAY REPLACEMENT:** This project will be moved from first to second on the priority list due to wind damage to the upper railing at the 400 building.

**-400 BUILDING RAILING/STAIRWAY REPLACEMENT:** Due to wind damage that occurred very late evening on December 18th, the second floor railing will be moved to the top of the priority list and repair will begin once the weather allows.

**-NEXT REGULAR MEETING:** The next regular Monthly Board of Manager's Meeting will take place on Saturday, January 31st at 11:00am EST via Zoom.

Respectfully submitted,  
*Kimberly A. Alonge,*  
Secretary

#### BOARD OF MANAGERS

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## Ice and Snow Reminder ...

This is the season that brings unpredictable weather, particularly ice and snow. Although our maintenance staff does its very best, they are not here 24/7. If you find it necessary to travel during stormy periods we remind you that both snow shovels and ice melt are available at every building. You can prevent ice build up by sprinkling ice melt as you leave.



## HAVING TV OR INTERNET ISSUES?

**THERE IS ONLY ONE NUMBER TO CALL:**

**(833) 697-7328**



THIS IS THE  
**SPECTRUM**  
**COMMUNITY SOLUTIONS NUMBER**

If you call any other Spectrum number,  
you may be charged for their service.

**Our community is under contract with their  
Community Solutions Division.**

# Eggplant Pizza

## Ingredients

- 1 large eggplant
- 2 tablespoons olive oil
- 1 teaspoon salt
- 1/2 teaspoon pepper
- 1/2 cup pizza sauce
- 1 cup mozzarella cheese divided
- 1/2 cup provolone cheese divided
- 1/4 cup mushrooms chopped
- 1/4 cup onions chopped
- 1/2 cup bell peppers diced
- 1 tablespoon Italian seasoning

## Instructions

- Preheat the oven to 200C/400F.
- Slice the eggplant lengthwise (the long side) into 1/3-inch slices or into 2-inch rounds.
- Brush both sides of the eggplant with olive oil and place them on a lined baking sheet. Sprinkle with salt and pepper and bake for 10 minutes or until the eggplant is cooked and soft.
- Spread marinara sauce on each eggplant, and sprinkle with some of both shredded cheeses. Add the onions, mushrooms, and bell peppers, and sprinkle generously with the remaining cheese. Sprinkle with Italian seasoning.
- Set the oven to the broil setting and bake for 5 minutes or until the cheese is golden and melted.
- Remove the eggplant pizzas from the oven and serve immediately.



# Air Fryer Potato Skins

## Ingredients

- 4 small cooked russet potatoes cooled, 4 to 6 ounces each
- 1/2 tablespoon olive oil
- 1/4 teaspoon salt
- 3/4 cup cheddar cheese shredded
- 2 strips cooked bacon chopped
- 2 tablespoons sour cream
- 1 scallion sliced

## Instructions

- Preheat the air fryer to 400°F.
- Cut each cooled potato in half lengthways. Using a small spoon, scoop out each potato half until around 1/4 of an inch around the edges. Rub olive oil over the skin of each potato half, and sprinkle with salt.
- Add a layer of parchment paper or tinfoil in the air fryer basket. Place the potato halves in them. Air fry for 5 minutes.
- Open the basket, and sprinkle about 1 1/2 tablespoons of shredded cheese into each potato skin. Air fry for 4 to 5 minutes, until the cheese melts.
- Remove the potato skins from the air fryer, sprinkle with chopped crispy bacon, sliced scallions, and a teaspoon of sour cream.



**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.