

Edgewater Community Newsletter

ISSUE 2

FEBRUARY 2026



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*Edgewater Condominium Association
Meeting Highlights- January 31, 2026*

-UNIT CHECKS: Snow and extremely low temperatures continue and we will follow the resolution authorizing entry and checking of all unoccupied units for safety reasons.

-SNOW REMOVAL: The maintenance guys are doing an amazing job keeping up with Mother Nature. Many residents are also contributing their time to help clear walks and stairs.

-GRAPE INCOME (2025 Harvest)~ The grape harvest in 2025 proved to be disappointing due to a smaller crop and a processor's drop in price per ton. We earned \$1652.59 this year, compared to \$4931.67 in 2024. For comparison purposes: 2024 harvested 77 tons and 2025 was 65 tons. Both Welch's and Westfield Maid reduced the prices. \$434/Welch's and \$425/Westfield Maid in 2024 to \$417 and \$295 this year resulting in the smaller figure. If anyone has a question, feel free to stop at the office and look at the numbers.

-NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, February 28th at 11:00am EST via Zoom.

Respectfully submitted,
Kimberly A. Alonge,
Secretary

BOARD OF MANAGERS

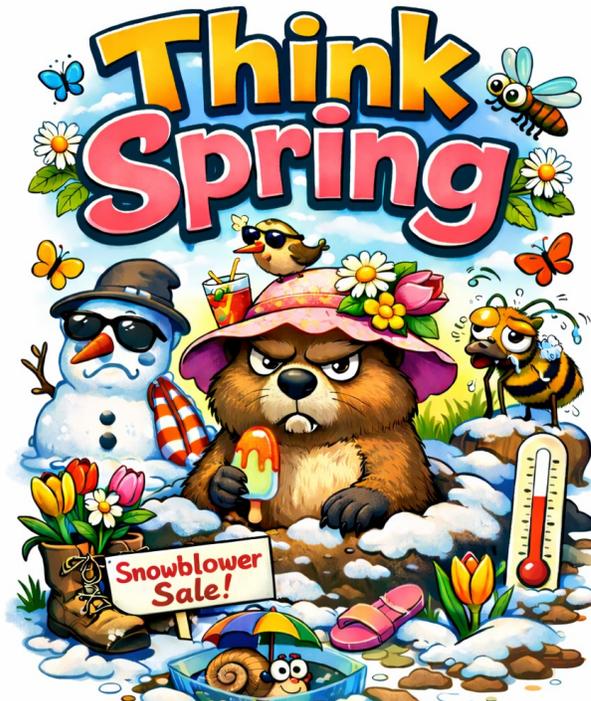
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Ice and Snow Reminder ...

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.**

Valentine's Hugs (Pretzel M&Ms)

Ingredients

- 35 Hershey's Hugs
- 35 Pretzels Square or Small Pretzels
- 35 M&M's in seasonal colors

Sprinkles if desired

Instructions

- Preheat the oven to 175°F and line a baking pan with parchment paper.
- Lay out pretzels and top with unwrapped Hershey's Hugs.
- Bake approximately 4-6 minutes or just until the Hugs become soft and shiny (but not melted, they will continue to melt once removed from the oven).
- Remove from the oven and immediately top with M&Ms.

Cool completely and serve... These are adorable put in a mason jar and tied with a ribbon as a gift!

Notes

Don't overcook the chocolate, it should be softened enough to stick to the pretzel. Change the color of the M&Ms based on the holiday or occasion. Cool completely before storing.



Mississippi Pot Roast

Ingredients

- 4 to 5 pound chuck roast or pot roast
- 1 ounce ranch seasoning mix 1 packet, about 2 tablespoons
- 1 ounce au jus gravy mix or brown gravy mix, low sodium, 1 packet
- 6 pepperoncini peppers plus ½ cup juice
- ¼ cup butter

Instructions

- In a large skillet, over medium-high heat, brown the roast for about 5 minutes per side. My crockpot has an insert that lets you brown and then cook in it; if you don't have this type, a large skillet will work to brown the roast.
- Place roast in the bottom of a 6-quart slow cooker and pour in the pepperoncini juice. Sprinkle the dry ranch dressing mix and au jus gravy mix over the top of the roast. Add the pepperoncini peppers and sliced butter on top of the roast.
- Cover and cook on low for 8-10 hours or until the roast is fork-tender.
- Once the roast is cooked, shred it with a fork and mix it into the juices in the slow cooker.
- Serve over mashed potatoes, egg noodles, or rice.



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.