



Monmouth Way

“The Right Way”

The Community Newsletter for Owners & Residents

January 2018

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Quick Links

<https://www.edgewatermg.com/>
Edgewater Management Group

<https://www.monmouthway.org/>
Monmouth Way Condominiums
"Coming Soon"

Contact Us

<https://www.edgewatermg.com/contact-us>

Email: kelly.wolfe@edgewatermg.com

Cell & Text: (518) 281-0043

Office Phone: (518) 577-5403

Happy New Year!

We'd like to thank all that came out to the December 2017 annual meeting. It was encouraging and refreshing to have such an enthusiastic turn out. It is our mission as Board of Directors to do our very best to serve the residents of Monmouth Way so that we may all continue to enjoy the peace, tranquility, safety and beauty of our neighborhood and homes.

Monmouth Way's New Website - Coming Soon!

We are very excited to announce that the new website for Monmouth Way is currently under construction and soon will be going live.

The website will be just one click away for all important information, news, directions and upcoming events.

Available on the new website will be monthly board minutes, procedures (eg. snow removal), contractor info...and so much more. Stay tuned!



Election of Board Members

Our annual meeting in December included the election of new members to the Board. The Board also appointed one new member at their January monthly meeting. Our Board is now represented by:



Mary LaPlante
Tom Moore
Bill Griffith
Maureen Noonan
Beth Dugan
Julie Keene

Ask The Board!

We will as a Board, always operate with full transparency. We look forward to hearing from you with any concerns or suggestions. Please forward to Kelly at Edgewater for ease in communication. (See email at left.)

Winter Reminders

Homeowners with **fireplaces** should have by now contacted Kelly at Edgewater to advise that an inspection has taken place and or an affidavit has been assigned that the fireplace has been converted to gas or is not being used. This is a mandatory safety requirement.

Please follow **parking instructions** for winter months and snow removal. Instructions will be posted at all mailbox locations. (See Snow Policy attachment.)

On the Lighter Side

What You'll Need:

1 oz. peppermint schnapps
½ oz. dark crème de cacao
¼ oz. crème de menthe
1 package hot chocolate mix
Garnish: whipped cream & chocolate sprinkles

"Hot Peppermint Patty" Recipe

Pour the liqueurs into a warmed mug.
Fill with hot chocolate.
Top with whipped cream.
Garnish with shaved chocolate or chocolate sprinkles.

Enjoy!

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MONMOUTH WAY MAINTENANCE ASSOCIATION

Minutes of BOD Meeting

December 18, 2017

Location: Unit #236

Attendees: Mary LaPlante, Tom Moore, Bill Griffith, Maureen Noonan, Beth Dugan, Lee Lounsbury, (Edgewater Management)

Absent: Kelly Wolfe

Minutes: Minutes approved via email

Financial Report: The end of 2017 Year in review financials were presented. The board reviewed in detail.

Past-due HOA Fees Status was discussed. One home owner has an outstanding amount. The Board discussed the status of the lien against the owner. The Board voted to move forward with the lien without anyone from the Board interacting with the owner.

Lee will check on the remaining amount of the loan for deck replacement.

The Board discussed the Status of recoument of unit in foreclosure and repayments via short term rental.

New Business:

The Board reiterated the need to be transparent with all business. It was suggested having the board minutes in the newsletter.

Lee updated the Board about a Website that will be coming soon. It is in the process of becoming fully functional.

The Board decided to continue with the Newsletter. Maureen will take the lead on this.

The Board agreed to add additional members to bring the total to seven. Mary and Bill will reach out to two individuals who expressed an interest.

Mary suggested having the by-laws converted to a Word format so that new language could be juxtaposed with the old. Lee has a system that can make that transition.

The Board approved full payment to Vinmar Solutions LLC (Fertilizing Company) \$1645.75 a 12% savings.

Old Business

Bill was given the approval to do some repair work (secure entry point -mice, lamp post repair).

Upcoming Project:

Gutter cleaning

Dumpster lighting /spring

Discussed having a monthly walk around the property to assess issues and concerns

Landscape committee

Next Meeting: January 16, 2018 at 6:30, Halfmoon Senior Center

Respectfully Submitted,

Maureen Noonan, Secretary



Monmouth Way Maintenance Association, Inc.

c/o Edgewater Management Group, Inc.

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Dear Monmouth Way Residents,

In a continuing effort to keep the parking areas clean and safe for all residents, we are providing you with the Monmouth Way snow removal process. For everyone's safety, we are requiring that all residents comply with this process for snow removal and cleanup.

During a snow storm where more than 2 inches of snow has accumulated:

- Park your vehicle in your designated resident parking spot overnight. Parking is prohibited in the designated OVERFLOW PARKING areas until the area is cleared of snow.
 - If you have multiple cars and must park in the OVERFLOW PARKING areas overnight you must park in the **corner areas** to allow the area to be plowed efficiently.
- **Monday-Friday:** The snow removal company will clear the overflow parking areas between **7-8:00 AM**. Once overflow areas are cleared, move your vehicle from your designated parking spot to the OVERFLOW PARKING areas between **8-8:30 AM**.
- **Saturday-Sunday:** The snow removal company will clear the overflow parking areas between **8-9:00 AM**. Once overflow areas are cleared, move your vehicle from your designated parking spot to the OVERFLOW PARKING areas between **9-9:30 AM**.
- After the cleanup of the resident parking areas, move your vehicle back to your designated resident parking spot. The parking spots will be continuously cleared between 8-8:30 AM (9-9:30 AM on weekends), so residents are encouraged to remain with their vehicles while their parking spot is cleared and then immediately return to it.
- If the storm continues for multiple days, all vehicles must be removed from the overflow lots by **10:00 PM** to ensure that these spots can be cleared throughout the night. *Repeat these procedures for each day that the storm continues.
- If you are out of town for any duration during the winter months, please park in the corner areas of the Long-Term Parking areas. If the area is full please park in the corner areas of the Overflow parking area.

Residents must comply with these procedures. The Monmouth Way Maintenance Association Board of Directors will invoke fines if residents (owners/tenants) do not comply. It is important to note that owners are responsible for their tenants' compliance.

Important Reminder: Parking on Mayfield Drive is not permitted by the town. If you choose to park on Mayfield Drive, you may incur a ticket. The Board has no control over this.

Please be respectful to your neighbors and comply with the snow removal process. If you have any questions or concerns please contact Lee Lounsbury at lee@edgewatermg.com or Kelly Wolfe at kelly.wolfe@edgewatermg.com.

Sincerely,

Monmouth Way Maintenance Association Board of Directors

Monmouth Way Maintenance Association 12/2017-11/2018 Monthly Report for December 31, 2017 OPERATING FUND	Current	Year to Date		2017-18
	Month	Actual	Budget	Adopted
	Actual	YTD	YTD	Budget
Beginning Checking Cash Balance	\$21,902.54	\$21,902.54		
Payments Received during Month: 88 Due per Month	80	80	88	1056
Total Assessments	\$16,509.00	\$16,509.00	\$18,040.00	\$216,480.00
Late Fees	\$40.00	\$40.00	\$0.00	\$0.00
Miscellaneous Income (previous assessments)	\$0.00	\$0.00	\$0.00	\$0.00
Transfer from Reserve acct.	\$0.00	\$0.00	\$0.00	\$0.00
Total Income Received	\$16,549.00	\$16,549.00	\$18,040.00	\$216,480.00
Total Cash Available	\$38,451.54	\$38,451.54		
Cash Disbursed:				
Winter Maintenance	\$4,802.16	\$4,802.16	\$4,333.33	\$26,000.00
Summer Maintenance	0.00	\$0.00	\$0.00	\$24,000.00
Tree Trimming	\$3,959.00	\$3,959.00	\$333.33	\$4,000.00
Fertilization	\$0.00	\$0.00	\$133.33	\$1,600.00
Property Management	\$1,510.00	\$1,510.00	\$1,510.00	\$18,120.00
Refuse Removal	\$738.40	\$738.40	\$750.00	\$9,000.00
Insurance	\$0.00	\$0.00	\$2,750.00	\$33,000.00
Electric	\$484.89	\$484.89	\$458.33	\$5,500.00
Water	\$0.00	\$0.00	\$1,091.67	\$13,100.00
General Maintenance - M	\$0.00	\$0.00	\$693.75	\$8,325.00
Insurance Repairs/DED	0.00	\$0.00	\$333.33	\$4,000.00
General Repairs - R	\$363.80	\$363.80	\$666.67	\$8,000.00
Taxes/Review	\$0.00	\$0.00	\$125.00	\$1,500.00
General and Administrative Expenses-postage/coupon books	\$223.20	\$223.20	\$50.00	\$600.00
Reserves	\$1,808.33	\$1,808.33	\$1,808.33	\$21,700.00
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00
Bad Checks/Charges	\$10.00	\$10.00	\$0.00	\$0.00
Deck Loan Payment	\$2,836.18	\$2,836.18	\$2,836.25	\$34,035.00
Leasing-	\$0.00	\$0.00	\$0.00	\$1,000.00
Legal-collections and by laws review	\$1,925.00	\$1,925.00	\$0.00	\$3,000.00
Total Cash Disbursed	\$18,660.96	\$18,660.96	\$18,040.00	\$216,480.00
Budget Excess/-Deficiency	-\$2,111.96	-\$2,111.96	\$0.00	\$0.00
Mo. Excess/-Deficiency Cash Received/ Disbursed	-\$2,111.96	-\$2,111.96	\$0.00	\$0.00
Ending Checking Cash Balance	\$19,790.58	\$19,790.58		
RESERVE SAVINGS ACCOUNT #7898				
Beginning balance 12/1/17	\$54,563.00			
Deposits plus interest	\$1,808.33			
Expenses	\$4.73			
Transfers/Withdrawals	\$1.00			
Cash Balance Reserve Savings 12/31/17	\$56,375.06			