

## A Community Newsletter for Owners and Residents

September 2022

### Quick links:

- Edgewater Management Group: <https://www.edgewatermq.com>
- Monmouth Way Condominiums: <https://monmouthway.org>

Managing agent, Kelly Wolfe: cell and text: 518-281-0043; office: 518-577-5403  
Edgewater Management Group, Inc., P.O. Box 150, Fort Edward, NY 12828

### Get involved! Board members needed!



As summer winds down, the Board's attention turns to, among other things, filling vacant Board seats. Have you considered joining the Board? Below are answers to questions you may have about joining the Board; however, we would be happy to speak with you to answer any questions.

#### *How often do you meet?*

- The Board meets the 3<sup>rd</sup> Monday of each month.

#### *How long are meetings?*

- Meetings last approximately 2-3 hours.

#### *How much work is required?*

- In addition to the time at meetings, you may receive emails on items needing immediate attention. These average 1 hour per month.

We hope you will take time to consider running for the Board. If you like what is being done, help us continue this mission; if you do not like what is being done, join the Board to present other views. This is your community; be involved!

#### Important Dates and Reminders.

- November 1 – long term parking begins. The four spaces designated near building three and the two spaces designated next to the dumpster by building

11 are for residents to use for long term parking only.

- November 1 – outside water faucets should be turned off.
- November 15 – all motorcycles must be removed from the parking lot.
- December 6 – annual meeting and election.
- Firewood may only be stored on decks if it is in a proper wood holder, away from the deck walls and off the floor; no more than one face cord of wood may be stored on the decks.
- Seasonal decorations, i.e., Christmas, Fall, Easter, etc. must be removed within 15 days after the holiday.

#### Parking Etiquette.

- All cars parking on Monmouth Way need to submit automobile information to the management company. This is especially important during winter when specific guidelines for snow removal need to be followed.
- Neither you, nor your guests, should park in a space designated for another unit.
- Park within the lines.

#### Chimney Inspections.

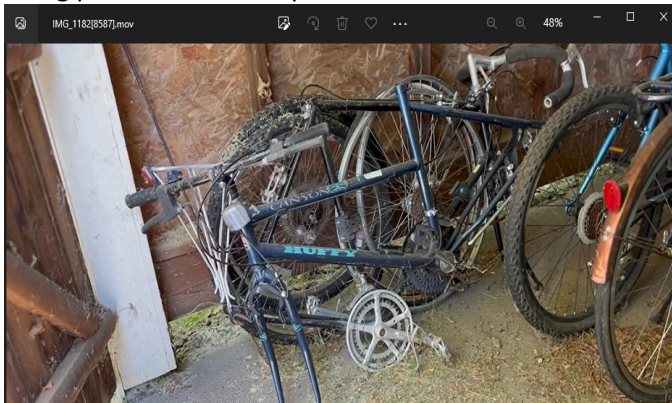
- All units with fireplaces must submit a chimney inspection on an annual basis.
- Practice fireplace safety. You should never burn the following items in your fireplace: wet wood; Christmas trees, painted or treated lumber; colored paper, including wrapping paper; plywood; fire accelerants or fire starters; plastic; dryer lint; cardboard; driftwood.

## Pets.

- Do not leave your pet alone on the deck.
- Curb your pet by using the areas designated by the HOA. Fido bags are spread throughout the property for use in cleaning up after your dog.

Policies and Information. Since the beginning of the year, every board policy, as well as homeowner responsibility, has been highlighted in this newsletter. Entire policies are found on the HOA website: [monmouthway.org](http://monmouthway.org)

Bike Sheds/Procedures. Two bike sheds are available for storage of bikes in working condition. These are not general storage facilities; storage of anything other than bicycles in working order is prohibited. If the parts shown in the picture below belong to you, please remove them from the shed by building 3. Failure to remove by December 1, 2022, will result in the parts being placed in the dumpster.



***Bike parts to be removed***

## Good Housekeeping.

- Recently, the dumpster in the corral by buildings 3-4 was too full for County Waste to empty it, leaving lots of trash on the ground. ***There are seven dumpsters throughout Monmouth Way for your use. If your trash does not fit into the dumpster, please use another dumpster.*** Be considerate, no one wants to pick up your trash.



Please do your part. Pick up dropped items; place all trash into the dumpster; break down cardboard for recycling; arrange with County Waste for removal of large items, such as furniture and mattresses. These arrangements, and cost of this removal, is the responsibility of the owner/tenant requesting this service. Notify Kelly Wolfe of these arrangements.

- All open flames, including gas grills and tiki torches are not permitted on decks.

## Items Worth Repeating.

- Commercial Vehicles. HOA Declaration, Section 13.04 prohibits commercial vehicles from parking on Monmouth Way. Violation of this section will result in fines for the unit owner.
- Plumbing Woes. **DO NOT FLUSH WET WIPES** down the toilet; they do not break down in sewer system. The expense of plumbers to clear these blockages, as well as the cost of any repair to the units, come from the HOA budget. Continued unplanned expenses may result increase monthly HOA assessments.
- External Change Request forms are available on our website. Any change to the exterior of the building (i.e., new storm door, new patio door, smart doorbells, landscaping) must be approved in advance.
- Utility Room Access. Requests for contractors to access to the utility room (i.e., Verizon, Spectrum, plumbers) must be requested through the managing agent at least 24 hours in advance.
- New address. Edgewater Management Group's correct address is found at the top of this newsletter.

Comments, suggestions, and questions. Direct all comments, suggestions, and questions to our managing agent, Kelly Wolfe, not to current Board members. ***Tenants should direct any comments, questions, suggestions to their property owner.***