



A Community Newsletter for Owners and Residents

March 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

Pets

- Requests for new or additional pets must be approved by the Board before you bring the pet home. This applies to all pets, not just dogs. Forms are found on our website.
- When pets (dogs and cats) are outside your unit they must be always leashed. They may be your “everything” but not so to some of your neighbors. It is also an Association policy and a Halfmoon Town ordinance to leash your pets. Please be sure that cats are included in your thoughtfulness.
- All dogs must be licensed.
- Remember to clean up after your pet for the health and comfort of your neighbors. The outer parameters of the property are the best place for your four-legged friends to deliver their sprinkles and special packages (and that's where the doggy bags are).
- Pets cannot be left unattended on your deck.

HAPPY SPRING!

Winter decorations. All Winter/Christmas wreaths need to be removed.

Outside water access. You may now turn on the outside water faucet after April 1. However, if you are turning this faucet on, it is suggested that you remain in your unit for at least to hour to ensure that there are no leaks. If there is a leak, please

turn off faucet immediately and contact Kelly Wolfe (number above).

Board Policy of the Month.

PARKING OF COMMERCIAL VEHICLES (Declaration, Section 13.04)

Parking of commercial vehicles is prohibited on Monmouth Way.

- **REPORTING VIOLATORS.** Complaints filed by residents or Board members should include pictures with plate number and location of vehicle as well as any other information that will help identify the owner of the parked commercial vehicle. Report all violations to the Management Co.
- **IDENTIFICATION** Management Company will reach out to the community to locate residence of violators or the unit the violators are visiting. Management Company will use all resources presented to them from the community.
- **NOTIFICATION** Proper notification by Management Company will be on official letterhead. After proper notification by Management Company has confirmed that said owner is now aware of violation then future violations are then subject to towing at vehicle owners' expense. A vote may now be called for by any Board member or Management Company for towing. This process will not start over once notification is made and confirmed this is a repeat offender, all future violations will be subject to towing no questions asked.
- **ABANDONED VEHICLES** Commercial vehicles found to be abandoned after several failed attempts to

identify the offender will receive a notification of towing by the Management Company. This notification will include rule violation from the bylaws, phone number of the Management Company, date towing will occur and name of towing company. This notification placed on abandoned vehicles must be done by Management Company to protect the community.

- 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.

All policies are listed on our website, monmouthway.org. They are also discussed in our resident handbook. We welcome your questions.

Board responsibility v. owner responsibility

DRYER VENTS

Cleaning of the cage at the dryer vent outside access is paid for by the HOA annually. This cleaning does not clean the entire vent. Cleaning the vent from the dryer appliance to the outside access point is the responsibility of the unit owner. Blocked vents may become a fire hazard and we recommend that you periodically check your dryer vent for lint build up and clean as necessary. Any additional cleanings are the responsibility of the homeowner.

Items Worth Repeating.

- 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) must be approved in advance. The Board identified specific models and colors that are to be used for any change.
- Utility Room Access. Access to the utility room for contractors (Verizon, Spectrum, or plumbers) needs to be requested to the managing agent, at least 24 hours in advance.
- New address. If you are sending any mail to Edgewater Management Group, our management company, the correct address is found in the found in banner at top of newsletter.