



A Community Newsletter for Owners and Residents

May 2022

Quick links:

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

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Parking.

Given the limited number of overflow parking spaces available, it is important that assigned parking spaces be used as the primary parking for your unit. Leaving assigned parking spaces empty and utilizing the overflow lot reduces parking for residents with more than one car, and for guests and contractors.

Recent Capital District news articles report that unlocked cars are being entered and robbed of any valuables. Keeping your car locked is a great deterrent.

Board Policy of the Month.

GRILL COMMON ELEMENTS/DECK POLICY (Resolution, effective November 2018)

In accordance with NYS Fire Code, and for the safety of the entire community, the Board adopted a resolution banning all gas, propane or charcoal grills from use on Monmouth Way.

Charcoal grills, gas grills, propane tanks or anything that would produce an open flame are not permitted within the Monmouth Way Maintenance Association common property or limited common elements including, but not limited to, decks, walkways, entrance ways, etc. Electric Grills are permitted and allowed for use on your deck.

Failure to comply with this policy may result in penalties, as defined in the HOA's Fine Policy.

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

LANDSCAPING

The HOA is responsible for lawn care, tree/plant trimming, spring and fall cleanup. Owners may plant in the areas immediately adjacent to their front door. Generally, the area around the post is reserved for first floor owners; the area next to the building, closest to the 2nd floor entry, is reserved for 2nd floor owners. If owners want to plant in any area other than these areas, they need to get board approval.

Because You Asked.

Question: I know that a garage sale has to be inside my home, but, I am requesting that the board looks at that policy this year. With Covid being at high alert in Saratoga county and the capital district in general, I don't think any homeowner would want people in their homes this year.

Answer: The Board agreed to residents hosting garage/lawn sales, using the following parameters:

- Sales may be held **only** during the month of June.
- The sale must only be within the hours of 9-5.
- No merchandise is to be left outside of unit overnight.
- Signage should only be put out on the date of the sale and must be removed at the end of the day. Multiple day sales must also follow this rule.
- The host must ensure that customers only park in overflow/unnumbered parking spaces. Parking along the shoulder of Monmouth Way is prohibited.

Items Worth Repeating.

- Plumbing Woes. **DO NOT FLUSH WET WIPES** down the toilet. Even though they claim they are flushable, they do not break down in sewer system; instead, they cause blockages. 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 can only 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. 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.
- 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.