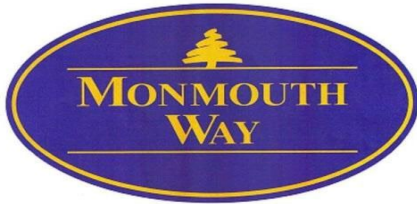


A Community Newsletter for Owners and Residents

January-February 2024



Quick links:

- Edgewater Management Group: <https://www.edgewatermg.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

The HOA's annual meeting and election was held December 5, 2023. We are fortunate to have several people willing to represent you on this Board. Our Board membership increased by one member – there are now six members on the Board. The new officers are Kim Kohinke, President; Maureen Noonan, Vice President; Dan McCarthy, Secretary; Jacqueline Bigelow, Treasurer. Mary LaPlante and Gaither Espey are Board members. Our governing document states that the Board can have up to seven members -- if you are interested in joining the Board, please contact Kelly Wolfe.

Selling your Unit? If you plan on selling your unit, please make sure that the realtor informs prospective buyers that we adhere to the HOA's declaration and by-laws. One of the items that need to be conveyed is commercial vehicles are not allowed to be parked on the street, other than for service calls.

Water Main Break. Thank you for your patience and cooperation while the Town of Halfmoon repaired the water main break on Saturday, January 6. As you know, the water is once again running to your unit; however, the damage to our road is not yet fixed. Roadwork of this nature is done in the Spring. In the meantime, please refrain from parking in the space immediately adjacent to the dumpster near buildings 9 and 10. Thank you for your cooperation.

Neighbors helping neighbors. Be a helpful neighbor. If you know someone that needs a bit of help -- perhaps clearing or salting a shared sidewalk – doing so will benefit not only those residents, but the entire community.

Also, several of neighbors need assistance in clearing snow off of their cars. If you are able to help in any way, please contact Kelly Wolfe for details. Thank you.

Parking. Lawn care expenses are the largest portion of our annual budget. Section 13.04 of the HOA's Declaration states "[p]arking or driving on the grassed or improved surface . . . is prohibited." This includes moving trucks, as well as resident (and their guests) vehicles. If there is not a parking space available near your unit, please use the overflow lot.

It is important to have vehicle information for all residents of each unit. Also, if you have long-term or frequent visitors, please submit their information to Edgewater Management Group. The form for submitting this information may be found on the website – monmouthway.org

Winter Parking/Snow Removal.

Last month's snowstorms generated several questions from residents.

Q: How do I know how many inches of snow fell?

A: Local news stations broadcast weather reports. The HOA will not send total snow accumulation reports.

Q: How do I know if the plow is coming?

A: Again, check local news reports to see how much snow we received. The parking areas will be plowed if there is a total accumulation of 2 inches.

Q: What do I do if I am unable to move my car to overflow by 10:00 a.m.?

A: If you are unable to move to the overflow lot by 10:00 a.m., please park your car in a corner space in one

of the overflow lots before the numbered spaces are plowed. This will allow the contractor to clear your parking space.

When possible, please park in unnumbered spaces in the primary parking areas, keeping the overflow areas as empty as possible for complete plowing.

Numbered spaces will be plowed after 10:00 a.m., the morning after a storm ends. Your car needs to be out of the numbered space at that time.

If you do not move your car for plowing, you are responsible for clearing the snow left around your car.

All HOA policies can be found on the website monmouthway.org

Repair Policy/Repair of Damages to Units.

Determining the Source of damages. In the event that there is damage within the walls of a unit, it is the homeowner's responsibility to determine the cause of the damage. If the homeowner suspects that the damage originated from outside of their unit, they must contact the property manager who will provide them with a list of approved contractors. It is the homeowner's responsibility to schedule a consultation with an approved contractor who will determine if the damage originated from inside the walls of the unit or outside the walls of the unit.

Damage originating from OUTSIDE the walls of the unit. The Homeowners' Association will pay the contractor's consultation fee. The association will then hire a contractor of their choosing and repair the outside damage in the way they determine is best. Regarding damage extending to the inside of the homeowner's unit, the homeowner must make reasonable accommodations to ensure that the contractor can make repairs in a timely manner. If the homeowner decides that they wish to choose a different contractor to repair the interior of their unit, they will have to pay any additional expenses incurred. In regard to the repair to the outside of the unit, the Homeowners' Association has full control and responsibility for those repairs.

Damage originating from INSIDE the walls of the unit. The homeowner will pay the approved contractor's consultation fee. They may then use the same contractor or another one of their choosing to do the repairs and will be responsible for payment for the

repairs. If the damage originating from within the walls of their unit causes damage to other units, it is their responsibility to negotiate with the other homeowner(s) and make full restitution.

Hot Water Tanks. Over the years there have been numerous instances of hot water tanks leaking into neighboring units. To avoid this damage, we urge you to check the warranty information or installation date on your tank. We recommend that tanks be changed every 8-10 years.

Good Housekeeping.

- Pick up after your pet. Bags are located on Monmouth Way.
- Please do not leave your cigarette butts on the ground.
- If you drop something on the lawn or road, be kind and pick it up.
- Please do not leave items in the dumpster corral area. Place all items in the dumpster.
- Flatten cardboard boxes before placing them into the recycling bins or dumpsters.
- **DO NOT FLUSH WET WIPES** down the toilet.

Items Worth Repeating.

- External Change Request forms are available on our website for **any** change to the exterior of the building (i.e., new storm door, new patio door, smart doorbells, landscaping).
- Requests for access to utility rooms must be made to the managing agent at least 24 hours in advance.

Next Meeting. The Board will meet again on March 18, 5:00 p.m.

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.***