



# Monmouth Way

## “The Right Way”

The Community Newsletter for Owners & Residents

January/February 2019

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- Fireplaces & Chimneys
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- Attachments: December Minutes & Financials
- Exterior Change Request Form

### Quick Links

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

<https://www.monmouthway.org/>  
**Monmouth Way Condominiums**

### Contact Us

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

Email: [kelly.wolfe@edgewatermg.com](mailto:kelly.wolfe@edgewatermg.com)

Cell & Text: (518) 281-0043

Office Phone: (518) 577-5403

### A little something to think about...

Cheers to a new year and another chance for us to get it right.

- Oprah Winfrey

### Your Board - Our Mission



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.

Maureen Noonan, *President*  
Tom Moore, *Vice President*  
Kim Kohinke, *Secretary/Treasurer*  
Mary LaPlante  
Julie Keene

### Annual Meeting & Election Results

Our Annual Meeting took place on December 10, 2018. The BOD presented to residents: Financial Reports, Completed Projects for 2018, Planned Projects for 2019, & Communications.

Results of election: Julie Keene, Kim Kohinke & Tom Moore were officially elected to the Board.

There were very positive and proactive discussions and questions from the owners in attendance. We can't stress enough how important it is for owners to participate and we hope to see so many more of you at the gatherings we have planned for the upcoming year.

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## Snow Removal Process - *Reminder*

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.

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## Please be a responsible pet owner!

- Several residents have complained about dog waste not being picked up and disposed of properly. As a courtesy to all of our residents (and pets), **please remember you must pick up after them - it's the law!**
- Also - **dogs are NOT allowed to roam freely** - outside of their condo. This is also part of the Dog Control Ordinance within the Town of Halfmoon and violators will be prosecuted.
- Residents affected by an irresponsible dog owner may file a complaint with the Town of Halfmoon's Animal Control division. Below is their website address:  
<https://www.townofhalfmoon-ny.gov/animal-control/pages/complaints>
- Once an official complaint has been filed they will be able to investigate and take action.
- To assist pet owners who may have *accidentally* forgotten their disposal bag, we have provided 3 dispensers of disposable bags, conveniently located along Monmouth Way.

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## Deck Ceiling Paneling for 1<sup>st</sup> Floor Condo's

A few of our 1<sup>st</sup> floor condo residents have had deck ceiling paneling installed and have been very pleased with the results.

This type of paneling provides a “ceiling” to their decks -preventing water or debris from their upstairs neighbor traveling down onto their decks. It also provides shade and privacy.

For installation & pricing info you may reach out to local building supply stores such as Lowe's & Home Depot. A private contractor, Paul Defiglio (518-365-4481) was also recommended by one of our residents.

**Before installing - an Exterior Change Request Form is required.**

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## Fireplace / Chimney Cleaning & Inspection

With the winter season upon us please remember that **all condos with fireplaces must have their fireplace inspected/cleaned annually.** A certificate from the chimney service company must be submitted to the management company as proof that this has been completed.  
**For questions please contact Edgewater Management.**

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## Neighborhood Watch

If you see something - say something! Monmouth Way is a “Neighborhood Watch” community. If you see unusual activity occurring, please don't hesitate to call our local authorities and management company. Let's all work together to keep our neighborhood safe and secure!

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## *On the Lighter Side - Dreaming of a beach somewhere*

### What You'll Need:

1 3.4 oz. vanilla instant pudding mix

1 20 oz. can crushed pineapple (do not drain!)

1 8 oz. container Cool Whip - thawed

1 tsp rum extract

2 cups mini marshmallows

1 cup shredded sweetened coconut

½ cup chopped nuts (your favorite)

If desired - garnish with marachino cherries and pineapple rings. Tiny umbrellas too!

### "Pina Colada Fluff" Recipe

Combine pudding mix and the entire can of crushed pineapple in a large bowl.

Stir until completely combined.

Fold in Cool Whip, rum extract, marshmallows, coconut, and nuts.

Chill until ready to serve. Add garnishes.

Enjoy!



