



Monmouth Way Maintenance Association, Inc.

c/o Edgewater Management Group

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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 of 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 of 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.

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