



Monmouth Way

“The Right Way”

The Community Newsletter for Owners & Residents

January/February 2020

In This Issue

- A little something to think about...
- Your Board
- Annual Meeting
- New Pets / Dog Licenses
- Dog Owner – Violations
- Because You Asked
- Noise
- Neighborhood Watch
- Snow Removal Reminder
- On the Lighter Side
- Attachments: December & January 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

Cell & Text: (518) 281-0043

Office Phone: (518) 577-5403

A little something to think about...

As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them.

- John F. Kennedy

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*
Gaither Espey, *Vice President*
Kim Kohinke, *Secretary/Treasurer*
Jacqueline Bigelow
Julie Keene



We as a Board, will always make ourselves available to meet with you if you have any issues you would like to present to us in person.

Please contact Kelly at Edgewater if you would like to schedule time at an upcoming board meeting and advise her of what issue(s) you would like to address. Your meeting time would take place just prior to the BOD meeting in executive session.

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Annual Meeting & Election Results

Our Annual Meeting took place on December 9, 2019. The BOD presented to residents: Financial Reports, Completed Projects for 2019, Planned Projects for 2020, Future Projects, & Communications.

Results of election: Maureen Noonan was re-elected, and Jacqueline Bigelow and Gaither Espey were officially elected to the Board.

There were very 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 future meetings and gatherings we will be planning for the upcoming year.

New Pets & License Requirements

- **Getting a New Pet:** Please note - you need to contact management and advise them of any new pet residing with you. **This requirement is per our By-Laws - Section 13.03.**
- Also please be advised: **NYS requires dogs be licensed.** Dog licenses are issued at the Town of Halfmoon - Clerk's Office, at which time proof of rabies vaccination is required. The current annual fee for a spayed/neutered dog license is \$10.00 and for unaltered dogs the fee is \$16.00. Special pricing is available for seniors.
- FYI: Free rabies clinics are offered at the 4H Training Center in Ballston Spa. Please contact the Saratoga County Animal Shelter for more info at **(518) 885-4113.**

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.

BECAUSE YOU ASKED...

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- **PODS/Self Storage Containers:** Yes - you need to contact our management company before delivery of the container. There are size limits and area of placement limitations. Management will need to know the intended length of stay before approval can be made.
- **Selling Your Condo:** Yes - you need to inform our management company 30 days prior. This is per our By-Laws - Article 10.01B
- **New Tenants to Your Unit if Renting:** Yes - you need to contact management and provide them with all required information (lease, renters name and contact info, vehicle info, etc.)

Noise Levels

There have been some issues with some residents exceeding certain noise and sound levels coming from their units.

Please be mindful that we live in a multi-unit residential building community - not individual single family homes. Very loud and excessive sounds (such as music, remodeling, etc.) can easily travel through walls and floors and negatively affect other occupants in the building and even adjacent buildings.

And as a reminder, it is part of our Declaration, Article XIII, Section 13.06, that “No unit owner shall make or permit any disturbing noises...that will interfere with the rights, comforts, or convenience of the unit owners.

Please be respectful of your neighbors.

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 law enforcement (Sheriff & NYS Police) and management company.

Also, **please remember to lock your car.** An unlocked car is an open invitation for thieves and may put the rest of our property in jeopardy.

Let’s all work together to keep our neighborhood safe and secure!

SNOW REMOVAL - Guidelines “Reminder”

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SNOW REMOVAL:

Please note that our contracted agreement with our Winter Maintenance Company is for snow and ice accumulation **greater than 2 inches**. If the accumulation is less and we have the winter crew come out it is at an additional cost.

We are hoping Mother Nature is kind to us this winter and we do not have to make that monetary cost decision, however, **Safety** is our priority and if needed, we will make that call. We have placed salt buckets at the 1st and 2nd-floor entrance space of all the units to be used as needed should we have a light coating of precipitation, and of course it is OK to sweep or shovel that light snow away if you wish.

WHAT TO DO FOR A SNOWSTORM:

- 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.
- The Snow removal crew will be out in the a.m. (approximately 8-8:30 weekdays and 9-9:30 weekends) and at that time they will begin to clear out the overflow areas and after those areas are cleaned you should begin clearing off your vehicle and moving it to an overflow.
- After your assigned spot is clear you can put your vehicle back in its spot.
- Should the Snow continue for a lengthy period, this process may have to be done multiple times and it is imperative that for nighttime you have your vehicle back in your spot so that in a.m. the process may begin again.

Please note that the Long-Term designated area is for our residents to use when they are out of town, please be considerate that they have a place to put their vehicle and the spaces are not being taken up inappropriately.

As with any process, there are occasions and circumstances that cause the planning to go in a different direction. The best advice would be to be patient, attentive and courteous to your neighbors and snow removal crew.

Please let us know if there are any concerns or suggestions.

On the Lighter Side...

“Easy” Chocolate Covered Strawberries!

What You’ll Need:

- 1 cup of milk or dark chocolate morsels
- 1 teaspoon vegetable oil
- 12 whole fresh medium sized strawberries

Directions:

1. Add chocolate morsels & vegetable oil in medium bowl. Microwave for about 1 minute or until morsels are melted. Stir them and if they are still holding their shape, microwave for a few more seconds until they are completely melted. Keep stirring to make sure they’re melted completely.

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2. Lay parchment paper on a baking tray. Dip strawberries into the chocolate. Lay strawberries on the paper lined tray and allow the chocolate to dry. Work quickly so the chocolate doesn't harden.
3. Chill the strawberries for about 10 minutes in the fridge.
- 4. Share with your sweetheart!**

