



A Community Newsletter for Owners and Residents

November 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

2024 Annual Meeting. Thank you to all homeowners who attended the October Annual Meeting. Dan McCarthy, Emily Thompson and Andrew Trovato were elected to the Board. The officers for 2025 are: Dan McCarthy, President; Maureen Noonan, Vice President, Kim Kohinke, Secretary, Jacqueline Bigelow, Treasurer.

There is one Board member opening. If you are interested, please contact Kelly Wolfe.

Monthly Assessments. The monthly assessment increased to \$240, effective December 1, 2024.

Getting a new washer/dryer? If you are a first-floor resident replacing your laundry unit, please verify if you are still able to turn the outside water off/on. Today's appliances are much larger than the original equipment installed in 1987. If you will be unable to reach the valve after installing new appliances, please make sure the water is turned off when these appliances are installed.

Long term parking season has arrived. These spaces are located near building 3, across from units 109/209. Please keep these spaces clear for any residents who need them. Also, these spaces may not be cleared during snowstorms.

Holiday decorations. Please remember that all seasonal holiday decorations must be removed 15 days after the holiday.

Salt Melt. Effective Winter 2024, the Association will no longer distribute salt buckets. However, buckets and salt are available. Buckets and salt are available in both

bike sheds. Please feel free to use this supply. By using one of these buckets, you recognize that you are responsible for any necessary refills. Do not send requests for refills to the managing agent. The bike shed lock combination is 2020.

The Association will continue to place shovels on each side of every building for resident use.

Firewood. If you store firewood outside, it must be in a proper wood holder, away from the deck walls and off the floor; no more than one face cord of wood may be stored on the decks.

Dryer Vent Contractor. As promised at the Annual Meeting, the contractor hired by the HOA to clean vents is Mark Mulready, 518-728-6915.

Parking.

- Each unit is allocated one designated parking space. Units with multiple cars should utilize the overflow parking area for their second car. Since there is a limited number of overflow parking spaces, you should park in your assigned parking space before parking in the overflow lot.
- Parking is allowed in designated parking areas only. Parking at the corner of the street, in front of dumpsters or in areas marked "No Parking" is not allowed.
- Parking unregistered cars is not allowed.
- Park between the lines.
- Notify your visitors, and contractors, of spaces available for parking.

Utility Room Access. Access to the utility rooms, for contractors (i.e., Verizon, Spectrum, or plumbers), needs to be requested from our managing agent at least 24 hours in advance.

Good Housekeeping.

- If you drop something, pick it up.
- Contractors are not allowed to dispose of construction waste in the dumpsters.
- Keep dumpster corral gates closed.
- Do not leave items in the dumpster corral area. Place all items in the dumpster.
- Close gates.
- Flatten cardboard boxes before placing them into the recycling bins or dumpsters.
- **DO NOT FLUSH WET WIPES** down the toilet.

Next Meeting. The next meeting is December 16.

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.