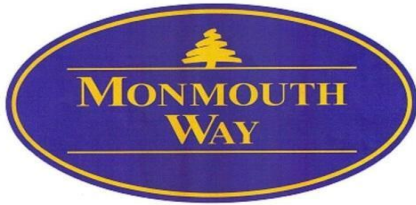


## A Community Newsletter for Owners and Residents

October 2022



### 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 will be December 6, at 6:00 p.m., at the Town of Halfmoon Town Hall. This is an owners-only meeting. The meeting notice and call for nominations will soon be sent. We look forward to seeing you there.

### Important Dates and Reminders.

- November 1 – long term parking begins. The four spaces designated near building three, opposite units 109/209, and the two spaces designated next to the dumpster by building 11 are for residents to use for long term parking only.
- November 1 – outside water faucets should be turned off.
- November 15 – all motorcycles must be removed from the parking lot.
- December 6 – annual meeting and election.
- Firewood may only be stored on decks if it is 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.

- Seasonal decorations, i.e., Christmas, Fall, Easter, etc. must be removed within 15 days after the holiday.

### Parking Etiquette.

- All cars parking on Monmouth Way need to submit automobile information to the management company. This is especially important during winter when specific guidelines for snow removal need to be followed.
- Neither you, nor your guests, should park in a space designated for another unit.
- Park within the lines.

Space Heater Safety. If you use a space heater, it is recommended that best practices be followed. This include keeping the devices away from clutter and relegating them to wall sockets only – no extension cords or power strips.

### Winter Preparations.

- Salt buckets will be placed at all entrances. Keeping the lids securely on the bucket will keep the salt from becoming hard and unusable. If an additional supply of salt is needed, please contact Kelly Wolfe.
- Shovels will once again be placed – one on each side of each building – for use.

Town of Halfmoon Parking Regulations. Although Monmouth Way is a private road, Mayfield Drive is a town road and we need to be cognizant of the Town of Halfmoon's winter parking information, as published in Fall 2022 issue of the Halfmoon Navigator.

*Parking is prohibited on the pavement or shoulder of any town highway, road or street during a snowfall, sleet, freezing rain or other winter-type weather event and for a forty-eight-hour period after the precipitation ceases.*

#### Winter Parking Policy and Information.

During a snowstorm 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 7:00-8:00 a.m. Once overflow areas are cleared, move your vehicle from your designated parking spot to the OVERFLOW PARKING areas between 8:00-8:30 a.m.
- Saturday-Sunday: The snow removal company will clear the overflow parking areas between 8:00-9:00 a.m. Once overflow areas are cleared, move your vehicle from your designated parking spot to the OVERFLOW PARKING areas between 9:00-9:30 a.m.
- 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 8:00-8:30 a.m. (9:00-9:30 a.m. 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 p.m. 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.

#### Chimney Inspections.

- All units with fireplaces must submit a chimney inspection on an annual basis.
- Practice fireplace safety. You should never burn the following items in your fireplace: wet wood; Christmas trees, painted or treated lumber; colored paper, including wrapping paper; plywood; fire accelerants or fire starters; plastic; dryer lint; cardboard; driftwood.

#### Pets.

- Do not leave your pet alone on the deck.
- Curb your pet by using the areas designated by the HOA. Fido bags are spread throughout the property for use in cleaning up after your dog.

#### Good Housekeeping.

- Place all trash in dumpsters.
- Break down all cardboard and place recyclables into the proper receptacle.
- If a dumpster is full, use a different dumpster.
- Arrange pickup of large items with County Waste, and notify Kelly Wolfe of these arrangements. You are responsible for the cost of this removal.

#### Items Worth Repeating.

- **SLOW DOWN.** The speed limit for Monmouth Way is posted. This road has many curves, making it difficult to see the road ahead. There are children who live on this street, as well as residents who are out walking. For everyone's sake, please slow!
- Commercial vehicles are prohibited from parking on Monmouth Way.
- **DO NOT FLUSH WET WIPES** down the toilet.
- 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).
- Utility room access requests must be made to the managing agent at least 24 hours in advance.
- Edgewater Management Group's correct address is found at the top of this newsletter.

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.**