



A Community Newsletter for Owners and Residents

December 2021

Quick links:

- Edgewater Management Group: <https://www.edgewatermq.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

Happy Holidays. The Board would like to take this opportunity to wish all Monmouth Way owners and residents a happy and healthy holiday season.

As a reminder, all holiday decorations must be removed within 15 days after the holiday, which is January 9.

Disposal of Christmas trees. Please dispose of your Christmas tree in a responsible manner. Trees may be placed inside dumpsters or, preferably, left in the parking lot by the swimming pool. Trees may not be left on decks or by entrance doors, inside or outside of dumpster corrals. Remember, if the dumpster is full, you cannot leave the tree outside of dumpster. Trees left inside or outside the dumpster corrals will trigger the Fine Policy as all trash must be properly placed in dumpsters. To avoid paying any penalties you can dispose tree at pool area.

Annual Meeting/Elections. Thank you to everyone who participated in our Zoom annual meeting and elections. We work all year to make this a safer and beautiful community for everyone to enjoy.

Congratulations to President Maureen Noonan, Vice President Gaither Espey and Treasurer Jacqueline Bigelow on their re-election to the Board and welcome back to Board Member Mary LaPlante.

Leasing your unit? To avoid violations and fines, owners who lease their units must:

- ensure that their tenants are informed of all HOA policies.
- submit tenant information to the managing agent. The form for reporting this information is at <https://monmouthway.org>, Forms and Meeting Documents, Tenant Info Request Form.
- provide copy of lease.

It is always a good idea to have a background check performed on any potential tenants.

Good Housekeeping. Unit owners are responsible for keeping dryer vents clean. The HOA takes on the responsibility and cost of cleaning all dryer vents annually. If your dryer vent is blocked, all this **built-up lint can become a fire hazard**. The heat from your dryer could cause the lint to combust, potentially catching your dryer and parts of your home on fire. Please periodically check your dryer vent and clean as necessary.

External Change Request forms are available on our website. Any change to the exterior of the building (i.e., new storm door, new patio door) must be approved in advance. The Board identified specific models and colors that are to be used for any change.

Winter is Coming! It is time to get reacquainted with the snow removal/parking policy. The policy, as well as all current policies, are found on the Association's website. <https://monmouthway.org>. Please direct any questions to Kelly Wolfe.

Salt Buckets. As always, the Board's first concern is safety, so you may have noticed smaller salt buckets placed throughout the property. The previous buckets were difficult to use and were replaced with smaller buckets with easy off lids. Salt buckets are not filled to capacity purposely to prevent wasting of product. Salt hardens and becomes unusable should the top be left ajar, and we are cognizant to our aging population as well as any unsteady/weakened individuals. As always, secure the lid to the bucket after use to prevent the salt from becoming unusable. Please let Kelly Wolfe know if any bucket needs additional salt. All buckets contain pet-friendly ice melt.

Utility Room Access. Access to the utility room for contractors (Verizon, Spectrum, or plumbers) needs to be requested to the managing agent, in advance ensuring the door will be unlocked. Twenty-four-hour notice is needed for

this access. This request must provide reasons for access to the utility room. In making this request, the owner is acknowledging that they, and/or the contractor, are responsible for any damage caused to the utility room, or any damage to any of the units in the building.

If shutting off a utility to the entire building, it is unit owner's responsibility to notify the managing agent, and all residents in the building, no less than 24 hours prior to the outage in writing. The outage notice must include which utility is affected, the date and time and the estimated duration of the outage, name and phone number of the person sending the notice. No water outage should exceed 4 hours.

Vehicles.

- All residents must provide vehicle information to the management company. The form for the reporting information is on the Association's website: <https://monmouthway.org>, under Forms and Meeting Documents, Car Registration Form.
- All vehicles parked on Monmouth Way must have current registration and inspection stickers.

New address. If you are mailing anything to our managing agent, Kelly Wolfe, please remember that the address has changed. The correct mailing address is found above.

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.