



## A Community Newsletter for Owners and Residents

September 2024

### 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

### **SAVE THE DATE!**

The annual meeting of the Monmouth Way Maintenance Association, including Board member elections, will be held on October 22, 2024, in the Halfmoon Town Hall, James Bold room. All Unit owners are welcome to attend.

Run for the Board. While our Board currently consists of five (5) members, up to seven (7) members may serve. There are several 2-year terms available to fill this year. If you are interested in running or would like to speak to a current Board member about one of these positions, please reach out to our managing agent, Kelly Wolfe.

Lights and lampposts – if you see something say something. If the light above your doorway is no longer working, or if you notice a lamp post that is not lit, please notify Kelly Wolfe for it to be repaired.

Why parking spaces are numbered in the middle. Several parking spaces were recently renumbered. You may have noticed that the unit number is now in the middle of the parking space. No, this was not a mistake, it was deliberately put in that location. Replacement of the numbers was due to rain/snow melt removing the paint when flowing to the drainage systems. Placing the number in the middle of the parking space will preserve the life of the paint.

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

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 cleaning.

As you know, the HOA pays for cleaning the OUTSIDE cage of your dryer vent once a year. The following information, recently printed in the Albany Times Union, details the importance of keeping the vent clean from the dryer to the outside of the building. Any additional cleaning, including cleaning the outside cage when it is full, is the responsibility of the homeowner.

*Dryer vent cleaning is an easily overlooked chore. But clogged-up vents can mean debris in your ducts and potential fire hazards. They also apply more wear and tear to your dryer, which can require an expensive repair or even replacement. The National Fire Protection Association suggests cleaning dryer vents once yearly, whether you hire a pro or do it yourself. This may be required more often; it depends on how often you use your dryer and how many people live in your home. This is also why you should clean the lint filter diligently after every load. Not only does a lint-covered filter make your dryer work less efficiently, but it also pushes more debris into the vents. Pets in the home can also cause your dryer vents to require being cleaned more often. Lint and pet hair can easily clog up vents more quickly. Long ductwork with many twists and turns can also require more frequent cleaning. Professional dryer vent cleaners bring an experienced eye and a knowledge of the most effective cleaning techniques. Particularly if you have a*

*more extended dryer vent rather than one that vents directly outside through the wall, a professional can clean nooks and crannies that a DIYer might never even know existed. While your pro is there, ask about ways you can improve your vents or slow down excessive lint. Their tips and tricks can be a major boost for you. Some dryer vent cleanings take about half an hour, though some could take 2 or 3 hours. On average, hiring for dryer vent cleaning work costs about \$140. Prices may also go up if the dryer vents out at a particularly complicated location that requires technicians to go up on ladders or crawl under decks. Birds, squirrels and other wildlife often attempt to create nests in dryer vents, especially ones that exit at the roof. At that point, debris from your clothes can quickly create a blockage as it catches on the nesting materials. If you decide to go the DIY route, you can buy a brush kit to clean out your dryer vent. Dryer vent cleaning kits typically cost \$20 to \$50 depending on the length of the rods and the quality of the kit. They typically attach to a hand-held power drill.*

*Signs you need to clean your dryer vents include:*

- *Your dryer is taking longer than usual to fully dry your clothes. Dirty dryer vents make your system work harder and less efficiently.*
- *Your dryer or laundry room is excessively hot. The system normally cycles out hot air, but blocked vents can prevent this and push the air into the room instead.*
- *Musty smells.*
- *Excess lint and debris showing up in the lint filter*

#### 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.
- We encourage you to park in your assigned parking space. Failure to do so limits the amount of overflow parking spaces available to units with additional cars and any visitors.
- Notify your visitors, and contractors, of spaces available for parking.

Utility Room Access. Access to the utility rooms, for contractors (i.e., Verizon, Spectrum, plumbers), must 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.
- Please do not leave your cigarette butts on the ground.
- 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 Annual Meeting and Elections, open to all owners, is Tuesday, October 22 at the ??????

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.***