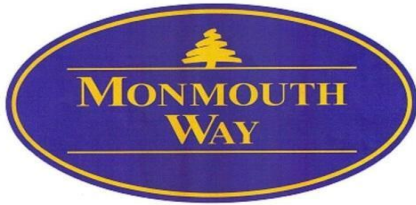


A Community Newsletter for Owners and Residents

Winter 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

Annual Meeting and Board Member Election. Thank you for attending the annual board meeting and for voting for board members. We are fortunate to have several people willing to represent you on this Board. Our Board membership increased by one member – there are now six members on the Board. The new officers are Kim Kohinke, President; Maureen Noonan, Vice President; Dan McCarthy, Secretary; Jacqueline Bigelow, Treasurer. Mary LaPlante and Gaither Espey are Board members. Our governing document states that the Board can have up to seven members -- if you are interested in joining the Board, please contact Kelly Wolfe.

Welcome Spring! As the weather starts to get warmer, please be cognizant of the following:

- Decorations and plantings (plants, flowers, shrubs) are not allowed in the common areas without approval.
- Nothing is to be affixed to the outside of your unit without approval.
- Propane and charcoal grills and fire pits are not allowed.

Please refer to the Deck and Common Elements policy for more information.

Selling your Unit? If you plan on selling your unit, please make sure that the realtor informs prospective buyers that we adhere to the HOA's declaration and by-laws. One of the items that perspective buyers should be aware of is that commercial vehicles are not allowed to be parked on the street, other than for service calls. Leave HOA governing documents for the new owner.

Noteworthy Items.

- Pressure washing of buildings will NOT take place this year. Remember, you can always take a broom and remove any cobwebs and dust by your doorway.
- The pristine condition of our property keeps our property values high. Please familiarize yourself with the Deck and Common Elements Policy.
- Over the years there have been hot water tank failures. These failures leaked into neighboring units and caused damage. We urge you to check the warranty information or installation date on your tank. We recommend replacing the tanks every 8-10 years.
- Since gas hot water tanks need additional venting through the building, they are not allowed in units.
- Conversion to gas heat will require a building permit from the Town of Halfmoon.

Be diligent with your property and our community. If you see a concern, please let HOA management know. Keeping our property maintained and updated is a priority and a continuous process. By doing so, we continue to see our investments grow and enjoy a clean, secure, and safe environment.

Repair Policy/Repair of Damages to Units.

Determining the Source of damages. In the event that there is damage within the walls of a unit, it is the homeowner's responsibility to determine the cause of the damage. If the homeowner suspects that the damage originated from outside of their unit, they must contact the property manager who will provide them

with a list of approved contractors. It is the homeowner's responsibility to schedule a consultation with an approved contractor who will determine if the damage originated from inside the walls of the unit or outside the walls of the unit.

Damage originating from OUTSIDE the walls of the unit. The Homeowners' Association will pay the contractor's consultation fee. The association will then hire a contractor of their choosing and repair the outside damage in the way they determine is best. Regarding damage extending to the inside of the homeowner's unit, the homeowner must make reasonable accommodations to ensure that the contractor can make repairs in a timely manner. If the homeowner decides that they wish to choose a different contractor to repair the interior of their unit, they will have to pay any additional expenses incurred. In regard to the repair to the outside of the unit, the Homeowners' Association has full control and responsibility for those repairs.

Damage originating from INSIDE the walls of the unit. The homeowner will pay the approved contractor's consultation fee. They may then use the same contractor or another one of their choosing to do the repairs and will be responsible for payment for the repairs. If the damage originating from within the walls of their unit causes damage to other units, it is their responsibility to negotiate with the other homeowner(s) and make full restitution.

Good Housekeeping.

- Leaving peanuts for the squirrels to eat creates a bed of empty shells throughout the property. We are asking you to refrain from doing this to keep our street clean.
- Please do not leave your cigarette butts on the ground.
- If you drop something on the lawn or road, be kind and pick it up.
- Please 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.

- Check the storage door on your deck for rusting or damage. It is your responsibility to paint, repair or replace this door.
- If the screen falls out of your window, please pick it up and either put it back in or store it in your storage unit. Do not leave it on the ground.

Parking.

- Park between the lines.
- Park in your own assigned space; do not park in another resident's assigned space.
- Notify your visitors of spaces available for parking.

Pets.

- Do not leave your pet unattended on decks.
- Unleashed and unlicensed dogs are not allowed.
- New pets require Board approval.
- Pick up after your pet. Bags are located on Monmouth Way.

Items Worth Repeating.

- 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).
- Request access to utility rooms at least 24 hours in advance.

Next Meeting. The Board will meet again on April 15, 5:00 p.m.

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.***