



A Community Newsletter for Owners and Residents

November 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

Holiday Decorations. As a reminder, all holiday decorations must be removed within 15 days after the holiday.

Good Housekeeping. To avoid violations and fines, owners who lease their units must ensure that their tenants are informed of all HOA policies. Owners are also responsible for submission of 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.

Dumpsters Rules.

- Collapse cardboard boxes and place in the recycling bins.
- All trash must be bagged and placed in the dumpster.
- If you are disposing of items too big to fit into the dumpster, please contact County Waste for pick up arrangements. You are responsible for this cost. Also, Kelly Wolfe needs to be notified those arrangements are made for removal of this item.

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 person sending the notice.

All water outages should be no more than 4- hour increments.

Winter is Coming!

- All outside water faucets must be turned off.
- Salt buckets will be at each corner of buildings. If the bucket by your door needs replenishment, please contact Kelly Wolfe.
- It is time to get reacquainted with the snow removal/parking policy. To read the policy, as well as all current policies, visit the Association's website. <https://monmouthway.org>. Please direct any questions to Kelly Wolfe.

- Was your chimney flue inspected? Inspections are due annually. Failure to provide proof of inspection is a violation of policy and fines may be assessed.

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.

Save the date. The 2021 annual meeting will be on Monday, December 6, 2021, at 6:00 p.m. Due to current health conditions, the Board will once again hold the meeting via Zoom. All owners will receive details on joining the meeting.

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:

Edgewater Management Group, Inc.
P.O. Box 150
Fort Edward, NY 12828

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.