



## A Community Newsletter for Owners and Residents

August 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

### Pets.

- All dogs must be licensed by the Town of Halfmoon,
- New pets require Board approval.
- Pick up after your pet. Bags are located on Monmouth Way.
- Direct all complaints about dogs to the Town of Halfmoon's Animal Control Officer at
- (518) 348-0196.
- The town's dog park, Scentral Bark Dog Park, sells annual passes for \$30.00. These are available at [Scentral Bark Dog Park | Halfmoon NY \(townofhalfmoon-ny.gov\)](https://www.townofhalfmoon-ny.gov/central-bark-dog-park)

Section 56-6 – Restriction, of the Town of Halfmoon Code states, in part, that the owner of the dog shall be responsible when a dog violates any restrictions contained in this section of the code.

Therefore, it shall be unlawful for any dog in the Town of Halfmoon to:

- *A. Be at large.  
This includes letting your dog off the leash, even if you are with the pet. The chance of your pet being hit by a car increases because drivers do not expect to see loose dogs running into the road. Also dogs running loose can be frightening to neighbors who are not animal lovers.*

According to §13.03 of our governing Declaration, pets may not be tied or leashed to any portion of any building or other areas outside the Unit. All such pets must be kept leashed, will be subject to

the municipal leash law and shall not be allowed to roam or run freely over Association Property.

- *B. Engage in loud howling or barking so as to habitually or regularly annoy, alarm or bother any person; barking at an intrusion or a disturbance shall not constitute a violation of this article. It shall be a violation of this section for a dog to continuously bark for more than 15 minutes.*

We know that there are many pet lovers among us but be responsible for your pet. Leaving them alone is stressful for them and many pets will bark for hours while their owners are away, making it stressful for your neighbors.

- *C. Cause damage or destruction to property or commit a nuisance by habitually defecating or urinating on public property or on premises of a person other than the owner of such dog unless the owner of said premises has given permission, or scavenging through refuse upon the premises of a person other than the owner of such dog, unless the owner of said premises has given permission therefor. Any waste left by a dog shall be collected and properly disposed of when the waste is left on property not owned by the owner of the dog. Any failure to collect and properly dispose of the waste shall constitute a violation of this section.*

According to §13.03 of our governing Declaration, owners of pets shall be expected to clean up after their pets. Bags for properly disposing of your dog's waste are placed throughout the property for emergency use. Unfortunately, we still see waste

on the lawn, recently in front of the bag station. Be a responsible owner.

Noise. This is a very peaceful neighborhood, making it enjoyable for all. If you play your music loud, you are not the only person who hears it. Your neighbors should not have to listen to your music. Please keep the volume down so others are not disturbed.

Maintenance. To save money, members of the Board, and some of your neighbors, volunteered to trim some trees and repaint some parking space numbers and lines. The most efficient way to do this is to use power equipment (leaf blower, chain saw). Since both are electric, we would like to be able to plug this equipment into the outlet on your deck. It is estimated that neither of these tools would be used for more than one hour. We hope you agree to letting us plug in this equipment. **If you do not, please let Kelly Wolfe know.**

Feeding Wildlife. The number of squirrels is increasing because they are fed peanuts. Shells are still found throughout the ground, as well as piled on decks. In addition, several residents are clearing decks and walkways of squirrel scat.

Wildlife experts advise against feeding squirrels.

- First, providing food may make them dependent upon humans and lead them to lose the ability to find their own food.
- Second, squirrels can become too comfortable around humans over time, and losing their natural fear of us could make them aggressive toward us.
- Third, feeding wild animals such as squirrels attracts other squirrels to the area. Squirrels become aggressive and will fight with each other in desperation for food if they are hungry.

Again, feeding wild animals sounds like a kind gesture. In addition to the extra maintenance work by your neighbors, it may also promote violence between squirrels, undoing what good you set out to do.

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.
- Parking is allowed in designated parking areas only. Parking at the corner of the street, in front of dumpsters or in areas marked "No Parking" is not allowed.
- Parking unregistered cars is not allowed.
- Park between the lines.
- Park in your own assigned space; do not park in another resident's assigned space.
- Notify your visitors, and contractors, of spaces available for parking.

Utility Room Access. Access to the utility rooms, for contractors (i.e., Verizon, Spectrum, or plumbers), needs to be requested to 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.
- Place your trash in the proper container. Do NOT put household trash into the recycling containers.
- 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 Board will meet again on August 19.

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.***