



Monmouth Way

“The Right Way”

The Community Newsletter for Owners & Residents

August 2020

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- Attachments: Minutes & Financials, Exterior Change Request Form

Quick Links

<https://www.edgewatermg.com/>
Edgewater Management Group

<https://www.monmouthway.org/>
Monmouth Way Condominiums

Contact Us

<https://www.edgewatermg.com/contact-us>

Email: kelly.wolfe@edgewatermg.com

Cell & Text: (518) 281-0043

Office Phone: (518) 577-5403

A little something to think about...

The 3 B’s

“Wake up, be kind, be amazing, be grateful, repeat.”

Your Board - Our Mission

It is our mission as Board of Directors to do our very best to serve the residents of Monmouth Way so that we may all continue to enjoy the peace, tranquility, safety and beauty of our neighborhood and homes.

Maureen Noonan, *President*
Gaither Espey, *Vice President*
Kim Kohinke, *Secretary/Treasurer*
Jacqueline Bigelow
Julie Keene



We as a Board, will always make ourselves available to meet with you if you have any issues you would like to present to us in person.

Please contact Kelly at Edgewater if you would like to schedule time at an upcoming board meeting and advise her of what issue(s) you would like to address. Your meeting time would take place just prior to the BOD meeting in executive session.

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Water Bills

After reviewing each building’s water bill, some buildings have experienced a significant cost increase. A possible reason could be a faulty toilet. (Constantly running.)

Management contacted the Water Dept. and the person she spoke to provided a great tip to determine if your toilet could be faulty: Put some food coloring (maybe red) into the tank at the end of the night - and if the color moves to the bowl - without it being flushed - there’s a leak!

Air Conditioning Unit - Tip

Has your air conditioning unit been serviced recently?

One tip to increase its efficiency: make sure the outside unit is level. This can make a difference on how well the unit runs.

Deck “Don’t”

Friendly reminder: Please remember that decks are not for drying beach towels, rugs, etc. and should never be hung over the side of the deck for this purpose.

Neighborhood Concerns - Who to Call

Some residents have asked who they should contact if they see something that concerns them. Below are examples and contact info to help direct you:

- If you witness or believe someone may be involved in an illegal activity of a criminal nature - you must call the police:
 - * Call 911
 - * Call Saratoga County Sheriff’s Dept. at (518) 885-6761
 - * Call NY State Police at (518) 383-5124
- For issues with dogs (not on leash, not picking up waste) please contact the Town of Halfmoon - Animal Control at:
 - * <https://www.townofhalfmoon-ny.gov/animal-control/pages/complaints>

Utility Room Access

If you, or a contractor you hired, need access to the building’s utility room please contact our management company and provide them with the reason - as well as how many days’ notice.

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Guidelines for Pets - “& Their Owners”

Please be mindful of your neighbors and always follow the rules for responsible pet ownership. Don’t allow your furry friend to become a community nuisance:

- Never leave your dogs unattended.
- Always try to use the outer perimeters of our grounds when your dog needs to relieve him/herself.
- And always clean up after your dog - charges to an owner will occur for damage to lawns, shrubs and vegetation.
- Leash and License.

Noise Levels

There are continuing to be issues with some residents exceeding certain noise and sound levels coming from their units.

Please be mindful that we live in a multi-unit residential building community - not individual single family homes. Very loud and excessive sounds (such as music, remodeling, etc.) can easily travel through walls and floors and negatively affect other occupants in the building and even adjacent buildings.

And as a reminder, **it is part of our Declaration, Article XIII, Section 13.06**, that “No unit owner shall make or permit any disturbing noises...that will interfere with the rights, comforts, or convenience of the unit owners.

Please be respectful of your neighbors.

Dumpster “Do’s & Don’ts!”

- When disposing of personal property, such as furniture, it **MUST be placed INSIDE of the dumpster**, and NOT on the side or behind it. Please also make sure to break down large boxes before placing in recycling bins.
- Please remember to close the dumpster door after disposing of your trash.
- Please understand - our garbage disposal company will not do this for you. Their trucks will only dispose of the contents that are contained inside of the dumpster. For large items, you may contact **County Waste** directly for pick-up and disposal.
Tel: (518) 877-7007 or (888) 549-2783

Important note for contractors hired for remodeling: Please inform them that any large debris items must be removed by them & not placed in dumpsters. This has been a major problem recently - dumpsters have been overflowing and filled beyond capacity with debris - leaving other residents with no place in the dumpster for their trash. Please be respectful of this for your neighbor and our community’s sake.

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Changes to the Exterior of Your Condo (Important Reminder)

- ANY exterior changes made to your condo (such as new deck doors and storm doors) **MUST have prior approval** and a request must be submitted to our property management company for review before purchasing. (See attached form.) The Board is currently working on a list of approved models to help you with this process.
- To uphold the value of our properties, it is imperative that the exteriors of our condos/buildings have a cohesive appearance.

BECAUSE YOU ASKED...

- **PODS/Self Storage Containers:** Yes - you need to contact our management company before delivery of the container. There are size limits and areas of placement limitations. Management will need to know the intended length of stay before approval can be made.
- **Selling Your Condo:** Yes - you need to inform our management company 30 days prior. This is per our By-Laws - Article 10.01B
- **New Tenants to Your Unit if Renting:** Yes - you need to contact management and provide them with all required information (lease, renters name and contact info, vehicle info, etc.)
- **Getting a New Pet:** Yes - you need to contact management prior to getting a new pet. **This requirement is per our By-Laws - Section 13.03.**
- And yes - **all dogs must be licensed** by the Town of Halfmoon.

Financials - Delinquencies

The following units are significantly in arrears in unpaid assessments:

- Unit 132, April LaBounty
- Unit 203, Maureen Campagna Scerra

These arrears burden the rest of the homeowners who ultimately end up picking up the tab for delinquencies. Please know that the Board and Management team are working diligently through all legal means to achieve a resolution

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On the Lighter Side...

“Picnic in the Park - Mini Caprese Sandwiches”

What You’ll Need:

- Mini ciabatta rolls
- Fresh mozzarella
- Vine ripe tomatoes
- Arugula
- Store bought pesto

1. Cut the ciabatta rolls in half and toast in the toaster oven.
2. Slice both the fresh mozzarella & vine ripe tomatoes.
3. To assemble: spread some pesto on the bottom half of the ciabatta roll. Then place one slice of tomato, one piece of mozzarella, & some fresh arugula on top. Cover with the top half of the ciabatta roll and wrap individually in wax paper or plastic wrap.
4. Refrigerate until ready to serve.
5. Enjoy!

