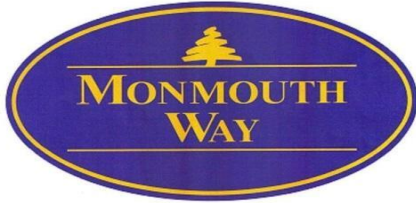


A Community Newsletter for Owners and Residents

July 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

Board Membership. We are happy to welcome Emily Thompson to the Board. As you know, up to seven members may be on the Board; currently, there are five. If you would like to join the Board, or learn about being a Board member, please contact Kelly Wolfe.

External Change Requests forms are available on our website.

- Any change to the exterior of the building (i.e., new storm door, new patio door, smart doorbells) must have approval before installation.
- Nothing should be attached to the outside of the buildings (i.e., décor, plant hangers) before you get approval from the Board,
- Planting in any area, except the area designated in the Common Elements/Deck Policy, is prohibited without Board approval.

Dryer vents. As you know, lint build-up in dryer vents creates a fire hazard. Unit owners are responsible for keeping dryer vents free from lint. The HOA recently paid to have the outside dryer cages cleaned. This cleaning did not include the entire vent. If you see that the cage for your dryer vent is accumulating lint (especially if you have pets), it is your responsibility to keep it clean.

Contractors. As a reminder, the following information needs to be conveyed to any contractor working in your unit.

- Parking in a space other than overflow or your personal assigned space is prohibited.

- Parking on the lawn is prohibited.
- Construction debris cannot be placed in dumpsters.
- Contractor signs are not allowed.

Parking.

- This vehicle is frequently seen parking on the pad in front of the dumpster near buildings 1 and 2. This is NOT a parking spot. If this is your vehicle, or the vehicle of someone visiting you, it must be parked in an area designated for parking. Overflow lots are available for this purpose.



- 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 only allowed in designated parking areas. 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 of spaces available for parking.

Tenants should direct any comments, questions, suggestions to their property owner.

Common Elements/Deck Policy.

This policy details what may be placed outside your unit and can be found on the HOA website.

- All open flame appliances, including fire pits, lights such as tiki lights/torches are prohibited.
- Bicycles cannot be left outside of units or on decks. There are two bike sheds for your use. The code for the locks is 2020.

Utility Room Access. Access to the utility rooms, for contractors (i.e., Verizon, Spectrum, or plumbers), should be received by our managing agent at least 24 hours in advance.

Good Housekeeping.

- 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.

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.

Next Meeting. The Board will meet again on July 22, 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.