



Monmouth Way

“The Right Way”

The Community Newsletter for Owners & Residents

August 2018

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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...

“August - it’s like the Sunday of summer...”



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.



Mary LaPlante
Tom Moore
Maureen Noonan
Julie Keene
Kim Kohinke

Ask The Board!

We will as a Board, always operate with full transparency. We look forward to hearing from you with any concerns or suggestions. Please forward to Kelly at Edgewater for ease in communication. (See email at left.)

Check out Monmouth Way’s New Website!

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The website is just one click away for all important information, news, directions and upcoming events.

Also available on the new website are monthly board minutes, procedures (e.g. snow removal), contractor info...and so much more.

www.monmouthway.org

Open Meeting to Discuss By-Laws & Declaration Revisions

Please mark your calendars - on **Wednesday, August 15th** there will be a meeting hosted by the Board to present updated revisions to our By-Laws and Declaration.

Prior to the meeting, the revisions along with a voting ballot, will be mailed to all owners. This meeting will give all a chance to ask questions and get clarification on the updates. You will also be able to turn in your ballot at this time.

Grills - New Policy effective 11/30/2018

As previously communicated, a review of our association's property insurance policy was conducted and it was determined that several units were in violation of **NYS Fire Code 19NYCRR 1225**, which prohibits **all open-flame cooking devices** (gas & charcoal grills) on decks or within 10 feet of a building with more than 2 units.

After careful consideration, the decision was made to ban all charcoal and gas grills from Monmouth Way's common areas. This difficult decision was based on multiple factors that affect all 88 homeowners:

1. Safety of pedestrian traffic.
2. Resident's negative feedback of grills haphazardly placed on the lawns.
3. Negative feedback and concerns for grass, trees and shrubs.
4. Negative feedback from our lawn-maintenance contractor and extra cost to association to maintain areas around the grills.
5. Storage concerns.

The use of electric grills on your deck is allowed.

Thank you for your cooperation and understanding. Our number one priority must be the safety of all residents and closely following that is to maintain the beautification of our property to ensure its highest value.

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Neighborhood Lawn Sale

Please mark your calendars - on **Saturday, September 15th** all residents of Monmouth Way are welcome and encouraged to participate in the neighborhood lawn sale. Residents can set up an area in front of their condo with items they would like to sell. A great way to clean house!

We will be advertising this to the public on various social media sites. More info to come!

Roll-off Dumpster

To help residents dispose of unwanted items - we will be setting up a large roll-off dumpster in one of the overflow parking areas, later this fall.

A specific date has not been set yet, but once scheduled, will be communicated to all.

Sealcoating & Parking Assignments

Sealcoating has been completed. Thanks to all for your cooperation.

“Summer Social” Community Meeting

On July 11th the board hosted an informal get-together for residents, including a few 4-legged ones too! For those who attended, it was a very nice evening filled with good conversation, including discussions on upcoming projects slated for Monmouth Way in the near future.

Plans are now being made for another social evening to be scheduled sometime later in the fall. This is a great way to get to know your neighbors a little better and also to talk about any concerns or ideas you would like to share up close and personal with the board.

We look forward to seeing you at our next social gathering in the fall!

Neighborhood Events

Scene and set-up for a little girl's 1st birthday party...so pretty.



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Commercial Vehicles (Important Reminder)

As a reminder to residents and as per Section 13.4 of our By-Laws:

- Commercial vehicles, including trucks, trailers, campers, etc., are prohibited from parking in residential parking areas within the property of Monmouth Way.
- A vehicle is considered commercial, solely if in the determination of the Board, based on consideration of its size, weight, display of signage, lettering or other similar advertising in addition to the mounting of ladder racks, snow plows, etc. Service & delivery vehicles and limousines are also prohibited.

Upcoming Projects

- Wood rot repair (buildings 3, 4, 5 and 8)
- Bike shed repair & painting
- Octagon window - wood repair
- Dryer vent cleaning
- Miscellaneous repairs

On the Lighter Side

“Watermelon Salad on a Stick” recipe

Ingredients:

- 8 (1 inch) cubes watermelon
- 8 (1/2 inch) cubes feta cheese
- 8 fresh mint leaves
- 8 bamboo toothpicks

Directions:

Thread 1 watermelon cube, 1 feta cheese cube, and one mint leaf onto a toothpick. Repeat with remaining toothpicks.



For more info visit website:

<https://www.allrecipes.com/recipe/238917/watermelon-salad-on-a-stick/>

