



Monmouth Way

“The Right Way”

The Community Newsletter for Owners & Residents

December 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...

“All that is gold does not glitter, not all those who wander are lost: the old that is strong does not wither, deep roots are not reached by the frost.”

~ J.R.R. Tolkien

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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Annual Meeting - December 14th

Please mark your calendars!

Our Annual Meeting will take place on **Monday, December 14th** at 6:30pm.

Due to COVID-19 restrictions, the annual meeting will take place **virtually**, via a **Zoom meeting**. Ballots and instructions on how to access and join the Zoom meeting will be mailed to all owners the week of November 30th.

Please plan to attend! This is a very important meeting where you will be able to hear directly from your board about all of the projects completed, in-process and details of projects planned for the upcoming year.

We look forward to seeing you all there!

SNOW REMOVAL - Guidelines

SNOW REMOVAL:

Please note that our contracted agreement with our Winter Maintenance Company is for snow and ice accumulation **greater than 2 inches**. If the accumulation is less and we have the winter crew come out it is at an additional cost.

We are hoping Mother Nature is kind to us this winter and we do not have to make that monetary cost decision, however, **Safety** is our priority and if needed, we will make that call. We have placed salt buckets at the 1st and 2nd-floor entrance space of all the units to be used as needed should we have a light coating of precipitation, and of course it is OK to sweep or shovel that light snow away if you wish.

WHAT TO DO FOR A SNOWSTORM:

- Park your vehicle in your designated resident parking spot overnight.
- Parking is **prohibited** in the designated OVERFLOW PARKING areas until the area is cleared of snow. If you have multiple cars and must park in the OVERFLOW PARKING areas overnight, you must park in the corner areas to allow the area to be plowed efficiently.
- The Snow removal crew will be out in the a.m. (approximately 8-8:30 weekdays and 9-9:30 weekends) and at that time they will begin to clear out the overflow areas and after those areas are cleaned you should begin clearing off your vehicle and moving it to an overflow.
- After your assigned spot is clear you can put your vehicle back in its spot.
- Should the Snow continue for a lengthy period, this process may have to be done multiple times and it is imperative that for nighttime you have your vehicle back in your spot so that in a.m. the process may begin again.

Please note that the Long-Term designated area is for our residents to use when they are out of town, please be considerate that they have a place to put their vehicle and the spaces are not being taken up inappropriately.

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As with any process, there are occasions and circumstances that cause the planning to go in a different direction. The best advice would be to be patient, attentive and courteous to your neighbors and snow removal crew.

Please let us know if there are any concerns or suggestions.

SNOW REMOVAL ON DECKS - Reminder

Please remember throughout the winter to remove/shovel snow that accumulates on your deck. Snow can be very heavy and cause damage to the decks. Consistent removal of the snow also helps to prevent mold from developing.

Thank you in advance for helping to keep our buildings in the best possible condition.

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.

Fireplace Safety Tips

- Be sure the flue is open before lighting your fire to help ensure the fireplace will vent properly. Do not close your damper until you are sure the fire is out.
- When starting a fire, only use a match or commercial firelighter. Never use flammable liquids to start a fire.
- Glass doors of a fireplace should be kept open while burning a fire. This allows the fire to receive enough air for complete combustion and to help reduce creosote build-up in the chimney.
- Metal mesh screens should remain closed whenever your fireplace is in use to help keep embers in the fireplace.

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- Only use dry wood in your fireplace. Wet wood can increase creosote buildup, which can lead to chimney fires.
- Do not burn plastic because it can release toxic chemicals and cause damage to your chimney or fireplace.
- Never burn a Christmas tree in your fireplace as the sparks from the burning needles can increase the risk for a chimney fire. Also, do not burn cardboard boxes, wrapping paper or trash in your fireplace.
- Never leave a fire in a fireplace unattended. Before leaving the house or going to bed, you should make certain to fully extinguish the fire.
- Allow ashes to cool completely before disposing of them - ashes can take several days to cool completely. Never empty ashes directly into a trash can.
- **Most Important Tip: Be sure your fireplace has been inspected and certified for the season.**

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. A minimum of 24 hours of notice is needed.

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 outside.

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- 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.

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.

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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.

On the Lighter Side...

Christmas Morning Punch

Ingredients

- 2 cups orange juice
- 2 cups cranberry juice
- 1 cup pineapple juice
- 1 cup ginger ale
- 4 oz. Raspberry vodka

Instructions

Combine ingredients in a pitcher.

Serve cold.



Merry-Merry!