



## A Community Newsletter for Owners and Residents

February 2021

### 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

## Snow Removal Etiquette

It cannot be stressed enough how important it is that the snow removal guidelines and moving your car for the contractors to clear the lot, be followed. Failure to move cars for plowing not only affects where you park but also affect the adjacent spots. Do not move your car to a spot that has not yet been plowed; this prohibits contractors from completing their job. Plowing is triggered by a 2-inch snowfall.

## Electrical Panels

When our condos were built, Federal Pacific electrical panels were installed. Since that time, it was noted that these electrical panels can appear to be working properly but experts warn that if a Federal Pacific Electric panel experiences an overcurrent or short circuit, it may not keep the electrical circuits from overheating and could possibly pose a fire hazard.

If you still have a Federal Pacific Electric circuit breaker panel in your home, multiple sources recommend that the electrical breaker panel be replaced. Working with electricity can be dangerous so this should be done by a licensed electrical contractor.

## Guidelines for Pet Owners

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

- Never leave your dogs unattended outside.
- Use the outer perimeters of our grounds when your dog needs to relieve him/herself; always clean up after your dog.

- The cost to repair damage to the lawn, shrubs, and vegetation, determined to be caused by dogs relieving themselves, will be billed back to the homeowner.
- Leash and License.
- Obtain Board approval before getting any new dog.

## Utility Room Access

Access to utility rooms must be requested through our managing agent. A minimum of 24 hours of notice is needed.

## Good Housekeeping

- Place trash and recycling in appropriate dumpsters.
- No trash should be left outside unit doors.
- Holiday decoration should be removed 15 days after the holiday.
- Keep tops securely attached to salt buckets; notify management if salt bucket needs to be refilled.
- Do not let your pets relieve themselves outside your door or on the lawn. Use the areas on the perimeter of the road and pick up all waste.

## 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.