



A Community Newsletter for Owners and Residents

August 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

Message from the Board. During the week that the sealcoating was done, Mother Nature was not cooperating with our plan; however, all of you did! Thank you for your patience as schedules needed to shift to deal with the rain.

Selling your unit. With so many units for sale, it is a good time to reiterate that if you are selling your unit, the Board of Directors, through the management company, must be given a 30 day written notice of any sale of your unit. You are also responsible for supplying copies of the declaration, by-laws, rules, regulations, and policies to the new owner.

Buying a unit. Welcome to Monmouth Way. We hope you enjoy living in our community. All new owners/residents receive a welcome package from the management company as well as a request for information to be kept on file. All Board policies, as well as governing documents, are found on our website at www.monmouthway.org

Shrubs. The Board is continuing to work with the landscaping contractor to get the shrubs trimmed and weeds pulled in a timely manner.

Doggie damage. Several areas of our lawn are damaged due to dog urine. Please curb your dogs to the outside perimeter, near the wooded areas, when they need to relieve themselves. When concentrated urine collects in a single area, lawn damage happens. All dogs that squat to urinate, including females, puppies, elderly dogs, small dogs and some adult males, **can burn grass when they urinate in one concentrated area.**

Bike sheds. Have you labeled your bike yet?

Plumbing. What you put into the plumbing system affects your entire building. Please do not put grease down the drain, as it congeals and cause plumbing problems for your neighbors and extra expenses for the home owner association. As a reminder, flushable wipes should also not be flushed.

Speeding. In response to requests from residents, and to ensure the safety of everyone who walks on Monmouth Way, speed limits are imposed, and signs are installed at both entrances. **PLEASE SLOW DOWN** to a safer speed.

Safety. If lamp posts or lights by your unit are not working, please report this to the managing agent in order for them to be repaired in a timely manner.

Because you asked.

Question: There is water damage in chimney flue. How do I know who is responsible for repair?

Answer: The Board has an established policy on repairs to unit. This policy, mailed to all owners when it was created, as well as being posted on our website, will give you the guidelines on how to proceed with repairs that could be inside or outside of the unit.

Summer social is scheduled for Tuesday, August 17, at 6:00 p.m. We look forward to seeing you there.

Comments, suggestions and question. All comments, suggestions, and questions should be directed to our managing agent, Kelly Wolfe, not individual Board members. Tenants should direct any comments, questions, suggestions to their landlord.

