



A Community Newsletter for Owners and Residents

April 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

Update on Outside Lights.

As you probably know, the electric panels in all utility rooms were changed the week of April 20. During this change, some of the photo sensors, which controls the lights over the doors as well as the roadway, were affected. The board worked diligently to get this resolved and all lights are again working. We apologize for the inconvenience and thank you for your patience.

Bike sheds.

The locks are now all combination lock. The code is 2020. Please remember to engage the lock after use by spinning the cylinders to a different number.

All bikes should be clearly labeled with the owner's name and unit number. Since the ink has disappeared from many of the tags on the bikes in the sheds, we are asking that this process be repeated again this year. New tags are available in the sheds for your use. Please retag all bikes by May 31.

Bike sheds are only to be used for the storage of bikes. No other sporting equipment, tires, etc., is to be stored in these areas.

SAFETY FIRST WHILE OPERATING MOTOR VEHICLES ON MONMOUTH WAY

- PLEASE DRIVE RESPONSIBLY
- PLEASE SLOW DOWN
- PLEASE WATCH FOR PEDESTRIANS, CHILDREN, PETS, OTHER DRIVERS.

Revised Handbooks were distributed to all owners and residents. This version supersedes any other version. If you did not receive one, please contact Kelly Wolfe.

New Deck and Common Elements Policy is effective May 1, 2021. Policies were distributed to each owner. Please contact Kelly Wolfe if you did not receive a copy.

Outdoor Water Spigots.

After careful consideration, the Board decided to not move forward with the project to place the inside water valve for the outside spigot. **If you do turn your water on this year, we ask that you plan to be at home for at least an hour to ensure that the valve does not leak.** If it does leak, please turn the valve off and contact management.

Shutting off water to your building.

If you are making any repairs to your unit that necessitate turning off the water, you must notify management, and give written notice to the other units in your building, at least 24 hours in advance. Limits on the length of time service can be out will apply. Water should be turned off no longer than two (2) hours; projects with an anticipated longer shutoff duration may need to plan for shutoff intervals. Please make all attempts to have these services completed Monday-Friday. All access to the utility room must be requested through the managing agent at least 24 hours in advance.

Helpful Hints. Because it is so difficult to match the color of the ceiling paint, we found that a mixture of 1 part bleach to 5 parts water is a great way to remove small stains, including water stains. Just lightly dab it on the stain with a sponge brush. Be careful – any bleach that drips will stain whatever it touches.

Because you asked.

Question: Where can a resident voice their questions, concerns, and/or complaints if they are not supposed to go directly to a board member?

Answer: All questions, concerns, and/or complaints should be directed only to the managing agent.

The Board welcomes comments, suggestions, and questions from all owners; please direct to our managing agent, Kelly Wolfe, not individual Board members you see in the neighborhood. Tenants should direct any comments, questions, suggestions to their landlord.

Dogs. Spring clean-up revealed a huge amount of lawn damage due to dog urine outside the doors to many units. The cost to repair this adds to our landscaping budget and may be assessed back to the owner. When possible, dogs should be taken to the outside apron of the street for relief. The outside apron is defined as the area of the street that butts up against the wooded area. It is not the “other side” of the street that is the front of another building.

Before you get a new dog, a form must be submitted to management for approval. And remember, per Town of Halfmoon code, all dogs MUST be licensed.

Good Housekeeping.

As you know, we do not employ maintenance staff. As a community we spent the past several years working on having an aesthetically pleasing street. We need to be doing all we can to not be part of the problem. Do not expect others to pick up after you.

- Numerous areas along Monmouth Way – both road and grassy areas – are peppered with trash. Cigarette butts, bottle caps, popsicle sticks and other food/trash account for some of the litter we see daily. Please pick up after yourself.
- Salt buckets were put away until next year. Several were without lids, or with broken lids. Please contact the managing agent if the lid needs to be replaced. Failure to keep these buckets closed renders the salt useless.

- As tired as you are of reading this is how tired we are of saying it: **ALL TRASH MUST BE PLACED IN THE DUMPSTER. ALL CARDBOARD BOXES MUST BE BROKEN DOWN AND PLACED IN THE RECYCLE BINS OR THE DUMPSTERS. IF IT DOESN'T FIT IN THE DUMPSTER, MAKE ARRANGEMENTS WITH WASTE MANAGEMENT.** Board members are continually placing others' trash into the dumpster because it was left outside, on top of, or next to the dumpster. Please do not leave your property out for others to take; you are making more work for people who clean up after you.

Example of what NOT to do.

