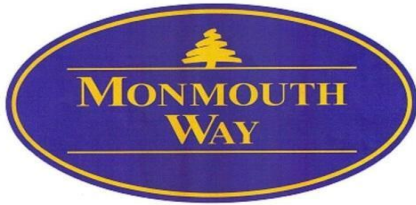


A Community Newsletter for Owners and Residents

November 2022



Quick links:

- Edgewater Management Group: <https://www.edgewatermg.com>
- Monmouth Way Condominiums: <https://monmouthway.org>

Managing agent, Kelly Wolfe: cell and text: 518-281-0043; office: 518-577-5403

Edgewater Management Group, Inc., P.O. Box 150, Fort Edward, NY 12828



The HOA's annual meeting and election will be held December 6, at 6:00 p.m., at the Town of Halfmoon Town Hall. This is an owners-only meeting. We look forward to seeing you there.

Important Dates and Reminders.

- December 6 – annual meeting and election.
- Firewood may only be stored on decks if it is in a proper wood holder, away from the deck walls and off the floor; no more than one face cord of wood may be stored on the decks.
- Seasonal decorations, i.e., Christmas, Fall, Easter, etc. must be removed within 15 days after the holiday.
- Long-term parking lots are available for residents' use from November-April. These spaces should not be used for overflow or visitor parking.

Slow Down! Monmouth Way's posted speed limit is 10 mph. The street is curvy, and line-of-sight is limited. There is a lot of foot traffic, including parents and children -- keep your speed down to avoid near misses. Owners/tenants are responsible for ensuring that their visitors are aware of the speed limit.

Monthly Assessments/Automatic Payments.

As stated in the letter sent to you in October, November is the last month for recurring automatic payments. If you use this method of payment, the following options for your payments are available:

- mail check directly to Edgewater Management Group (make check payable to Monmouth Way Maintenance Association);
- automatic payments set up through your financial institution's bill pay service;
- online payments by eCheck, debit or credit card, or PayPal – visit Monmouthway.Org and click on Pay Online. The online payment processing company does charge a fee for this service and only those owners using the service will pay any fees.

Parking Etiquette.

- All cars parking on Monmouth Way need to submit automobile information to the management company. This is especially important during winter when specific guidelines for snow removal need to be followed. Keep in mind that cars not adhering to the winter parking policy may be towed. Having your contact information will prevent this from happening.
- Neither you, nor your guests, should park in a space designated for another unit. Nor should you allow

your guests to double park behind your vehicle or along any roadway area.

- Park within the lines.

Winter Preparations.

- Salt buckets are placed at all entrances. Keeping the lids secure on the bucket keeps the salt from becoming hard and unusable. If additional salt is needed, please contact Kelly Wolfe.
- Shovels are placed – one on each side of each building – for use.

Winter Parking Policy and Information.

During a snowstorm where more than 2 inches of snow has accumulated:

- 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.
 - Monday-Friday: The snow removal company will clear the overflow parking areas between 7:00-8:00 a.m. Once overflow areas are cleared, move your vehicle from your designated parking spot to the OVERFLOW PARKING areas between 8:00-8:30 a.m.
 - Saturday-Sunday: The snow removal company will clear the overflow parking areas between 8:00-9:00 a.m. Once overflow areas are cleared, move your vehicle from your designated parking spot to the OVERFLOW PARKING areas between 9:00-9:30 a.m.
 - After the cleanup of the resident parking areas, move your vehicle back to your designated resident parking spot. The parking spots will be continuously cleared between 8:00-8:30 a.m. (9:00-9:30 a.m. on weekends), so residents are encouraged to remain with their vehicles while their parking spot is cleared and then immediately return to it.
 - If the storm continues for multiple days, all vehicles must be removed from the overflow lots by 10:00 p.m. to ensure that these spots can be cleared throughout the night. *Repeat these procedures for each day that the storm continues.
 - If you are out of town for any duration during the winter months, please park in the designated Long-Term Parking areas.

Chimney Inspections.

- All units with fireplaces must submit a chimney inspection on an annual basis.

- Practice fireplace safety. You should never burn the following items in your fireplace: wet wood; Christmas trees, painted or treated lumber; colored paper, including wrapping paper; plywood; fire accelerants or fire starters; plastic; dryer lint; cardboard; driftwood.

Pets.

- Do not leave your pet alone on the deck.
- Curb your pet by using the areas designated by the HOA. Fido bags are spread throughout the property for use in cleaning up after your dog.

Good Housekeeping.

- Keeping your storage room door closed not only protect your belongings from the weather and critters, it protect the building.
- Place all trash in dumpsters.
- Break down all cardboard and place recyclables into the proper receptacle.
- If a dumpster is full, use a different dumpster.
- Arrange pickup of large items with County Waste, and notify Kelly Wolfe of these arrangements. You are responsible for the cost of this removal.

Items Worth Repeating.

- Commercial vehicles are prohibited from parking on Monmouth Way.
- **DO NOT FLUSH WET WIPES** down the toilet.
- External Change Request forms are available on our website for **any** change to the exterior of the building (i.e., new storm door, new patio door, smart doorbells, landscaping).
- Utility room access requests must be made to the managing agent at least 24 hours in advance.
- Edgewater Management Group's correct address is found at the top of this newsletter.

Comments, suggestions, and questions. Direct all comments, suggestions, and questions to our managing agent, Kelly Wolfe, not to current Board members. ***Tenants should direct any comments, questions, suggestions to their property owner.***