



## A Community Newsletter for Owners and Residents

June 2022

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

Flagpole and Flag. Our new flagpole was designed and financed by Board Member Mary LaPlante. Thank you for the wonderful addition to our property.

### Welcome Summer!

Warm weather means more outdoor times. There are a few things to keep in mind.

- towels, wet clothes, etc., draped over the deck railings is a violation of the Common Elements policy
- an External Change Request and Architectural Review Form must be submitted for Board review and approval before anything is affixed to the outside of the building (plant hangers, flag poles, etc.)
- if you are using any of the common lawn areas, please leave the area in the same condition you found it
- bicycles cannot be stored on decks or by front doors; two bike sheds are available for storage

Please put all snow shovels away until they are once again needed. If you would like to store them in your building's utility room until next November, please let Kelly Wolfe know.

### Dirty Decks?

Power washing buildings and decks is not scheduled for 2022. However, if you want to clean your deck, the following are the manufacturer's best practices for keeping decks clean.

- Maintaining a clean, dry surface is the best method for combating mildew.

- Ensuring that water drains effectively from your deck and assuring that gaps exist between planks to allow for drainage.

To clean your deck, a soap and water solution can be used as needed. Keeping an unsoiled deck surface will make cleanup after a spill much easier.

A complete list of instructions, as provided by the manufacturer, is found on the HOA website.

### Parking.

- Keep overflow parking spaces available for guests/contractors by utilizing your designated parking spot.
- Be responsible for ensuring that any guests and/or contractors you hire do not park in any resident's parking space.
- Double parking is prohibited.

Concord Court Questions. Edgewater Management Group does not manage the Concord Court Association (pool/tennis). All questions should be directed to Sentry Management.

### Board Policy of the Month.

#### *FINE POLICY*

*(Declaration, Section 14.04 Penalties and Fines Resolution, effective November 2018)*

In November 2018, the Board passed a resolution that outlines the Fine Policy. This policy delineates, in detail, fines for four major categories: General Fines Violations; Deck and Common Area Fines; Abatement and Enjoining of Violations; and Repair Fines.

This is a detailed policy, and we hope you are familiar with it. All policies are listed on our website, [monmouthway.org](http://monmouthway.org). They are also discussed in our resident handbook. We welcome your questions.

#### Board responsibility v. owner responsibility

#### *RODENTS*

Rodents. Owners are responsible for contacting pest control if there are rodents (mice) in their unit. The wiring from the heat pumps to the building was once a conduit for mice to enter the building; the gap where the wiring enters the building is now sealed. Even though the upkeep of sealing these cables is the responsibility of the homeowner, the Board incurred a one-time expense to close gaps in all units. Moving forward the responsibility of this upkeep is the homeowners. Please remember that bird feeders attract squirrels, chipmunks, mice.

#### Good Housekeeping.

- Do not discard cigarette butts on the ground.
- Place all trash in the dumpsters; do not leave for anyone else to do for you. Your trash is not someone else's treasure.
- Break down all cardboard boxes and place in recycling bins

#### Dumpster Corrals.

We cannot stress enough the importance of placing trash into the trash receptacles – both dumpsters and recycling bins. Items left outside the dumpster will not be removed by County Waste unless arrangements are made, and the cost is paid by the unit owner. These pictures contain images of items recently left by a dumpster. Your HOA assessments are being used to pay for the removal of trash for other units. After you have made arrangements with County Waste to pick up, contact Kelly Wolfe to inform her of this.



#### Because You Asked.

Our managing agent was asked if a resident could install an electric vehicle (EV) charging station in their designated parking space. The Board was already looking into ways to bring EV charging stations to Monmouth Way. Installation of EV stations will probably require an initial payment to the company. We are researching all options that are available, including grants or monetary assistance, which may be available for installation expenses to install these stations as they will enhance living on Monmouth Way and make it shine even brighter in the Knox Woods neighborhood.

### Items Worth Repeating.

- Commercial Vehicles. HOA Declaration, Section 13.04 prohibits commercial vehicles from parking on Monmouth Way. Violation of this section will result in fines for the unit owner.
- Plumbing Woes. **DO NOT FLUSH WET WIPES** down the toilet. Even though they claim they are flushable, they do not break down in sewer system; instead, they cause blockages. The expense of plumbers to clear these blockages, as well as the cost of any repair to the units, come from the HOA budget. Continued unplanned expenses can only result increase monthly HOA assessments.
- External Change Request forms are available on our website. Any change to the exterior of the building (i.e., new storm door, new patio door, smart doorbells, landscaping) must be approved in advance.
- Utility Room Access. Access to the utility room for contractors (i.e., Verizon, Spectrum, plumbers) must be requested to the managing agent at least 24 hours in advance.
- New address. If you are sending any mail to Edgewater Management Group, our management company, the correct address is found in the banner at top of 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.