



A Community Newsletter for Owners and Residents

March/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

Exterior Change Request and

Architectural Review Forms are required for any change to the exterior of the building, (i.e., storm door, replacement door, security devices). No change to the exterior of the building should be done without the submission and approval of the Board. The form can be found on our website: <https://monmouthway.org>

New Resident Handbooks

The Monmouth Way Resident Information Handbook, published several years ago, is revised, and will be distributed to all residents and unit owners. Booklets will be distributed to each door and owners who rent their units will receive a copy through the mail.

New Policy for Decks and Common Elements – effective May 1, 2021

The Board will be distributing a new policy concerning deck safety and appearance, as well as the use of common and limited common elements. The current fine policy will apply to any violations of this policy.

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.
- To avoid paying fines, 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.

Questions/Comments

While we try to publish information that is useful to all, there may be topics where you require more information. We will continue to share the answers to any questions we receive, ensuring that everyone has the same information.

Please do not bring your concerns to Board Members' homes. Any complaints, comments, questions should be directed to our managing agent, Kelly Wolfe.

Financials – Delinquencies

Unit 132, April LaBounty, continues to be in arrears in unpaid assessments, fines, and legal fees.

Unit 203 made a substantial payment toward the unpaid assessment and is working with management to set up a payment plan for the balance.

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.