



A Community Newsletter for Owners and Residents

December 2024

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

Revised Winter Parking Policy, Effective January 5, 2025

New parking rules are effective January 5, 2025. Please familiarize yourself with the new procedures. Changes include, among other items, clearing areas around your car if you fail to move for the snow removal.

SNOW REMOVAL

Please note that our contracted agreement with our winter maintenance company is for snow and ice accumulation greater than 2 inches. If the accumulation is less and we have the winter crew come out it is at an additional cost. We are hoping Mother Nature is kind to us this winter and we do not have to make that monetary cost decision; however, safety is our priority and, if needed, we will make that call.

WHAT TO DO FOR A SNOWSTORM

Park your vehicle in your assigned 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.

The snow removal crew are expected to be out in the morning clearing the road and the overflow lots. They are expected to begin clearing primary parking areas at approximately 10:00 a.m. **Please have your car moved by 10:00 a.m. to facilitate this plowing.** After those areas are cleaned, you should move your vehicle to that lot/assigned space.

After your assigned spot is clear you can put your vehicle back in its spot.

If your car remains in the parking space after the plowing is finished, you are responsible for clearing the parking space as well as the spaces adjacent to this space. If you park next to a walkway or mailbox entrance, you need to ensure that this area is clear of snow. This snow must be cleared within 24 hours of last pass of the plow. Note that if the HOA makes arrangements to have the parking space cleared, the cost of clearing the space will be charged back to the owner of the unit.

Failure to comply with this policy may result in an immediate \$50 fine.

Parking spaces, designated as Long-Term parking, are located near building 3. Be considerate that space is available for residents to use for this purpose and that the spaces are not being taken up inappropriately.

As with any process, there are occasions and circumstances that cause the planning to go in a different direction. The best advice would be to be patient, attentive and courteous to your neighbors and snow removal crew.

Disposing of Christmas Trees. Christmas trees may be placed in any dumpster. Do not leave trees outside of the dumpster.

Outdoor Christmas decorations must be removed by January 15.

Because you asked.

Q: How do we know if the road will be plowed?

A: The snow plowing contractor will plow 2 or more inches of snow. They use the following website as their measurement for snowfall.

weather.gov/source/crh/snowmap.html?zoom=12&lat=42.82&lon=-73.61&hr=24

Neighbors helping neighbors. Monmouth Way neighbors come through again -- if you need assistance clearing or moving your car to comply with the parking policies, please contact Kelly Wolfe. Some of our neighbors may be available to help.

Salt Melt. Salt buckets are available in both bike sheds. Please feel free to use this supply. The bike shed lock combination is 2020.

Dumpsters. There are 7 dumpsters on Monmouth Way for your use. If the dumpster closest to your unit is full, please place your trash inside one of the other dumpsters. Trash should not be left outside of the dumpster.

Parking.

- Each unit is allocated one designated parking space. Units with multiple cars should utilize the overflow parking area for their second car. Since there is a limited number of overflow parking spaces, you should park in your assigned parking space before parking in the overflow lot.
- Parking is allowed in designated parking areas only. Parking at the corner of the street, in front of dumpsters or in areas marked "No Parking" is not allowed.
- Parking unregistered cars is not allowed.
- Park between the lines.
- Notify your visitors, and contractors, of spaces available for parking.

Utility Room Access. Access to the utility rooms, for contractors (i.e., Verizon, Spectrum, or plumbers), needs to be requested from our managing agent at least 24 hours in advance.

Good Housekeeping.

- If you drop something, pick it up.

- Contractors are not allowed to dispose of construction waste in the dumpsters.
- Keep dumpster corral gates closed.
- Do not leave items in the dumpster corral area. Place all items in the dumpster.
- Close gates.
- Flatten cardboard boxes before placing them into the recycling bins or dumpsters.
- **DO NOT FLUSH WET WIPES** down the toilet.

Next Meeting. The next meeting is January 21.

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.