



A Community Newsletter for Owners and Residents

June 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

Deck and Common Elements Policy.

This policy became effective May 1, 2021. Please review, and adhere to, the policy before attaching any items to the deck or outer walls of the building. This includes flag poles and plant hangers.

Decks are limited common areas and are, therefore, to be kept neat in appearance; however, it is the unit owner's responsibility to keep the deck clean. Please refer to the Deck Policy for the Board's policy on deck safety and appearance, as well as the items permitted/not permitted to be kept on the deck. The following suggestions are made by the manufacturer of the decking:

- 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.

More detailed information on cleaning and stain and mildew removal is found on the association's website, www.monmouthway.org

Plumbing. After an emergency visit from the plumber, we feel compelled to reiterate that ***flushable wipes should never be flushed down the toilet.*** Although the package might state otherwise, flushable wipes do not break down and get stuck in pipes causing clogs. Additionally, the following items should not be flushed: paper towels, tissues, cotton balls, feminine products, dental floss, hair, bandages, medication, cigarette butts, grease, kitty litter.

Good Housekeeping.

- The HOA recently purchased a leaf blower that can be used to clean the area around your door. Board

members will perform the initial cleaning. If you would borrow this, please contact Kelly Wolfe.

- With the advent of summer, we are all spending more time outdoors. However, we need to be cognizant of the following rules:
 - Deck walls should never be used as drying racks. Towels, small rugs, and other items are prohibited from being hung from the deck.
 - Window air conditioning units are never allowed.
- Trashed dropped on the ground around the dumpster will be not removed by County Waste. Please ensure that the bag is securely in the dumpster.
- All cardboard boxes are to be broken down and placed in the recycling containers.

Dogs. There are multiple reports of dog feces being left in the lawn areas along Monmouth Way. Please pick up all waste left by your dog. For your convenience, waste bags are located along the road.

Bike sheds. The Board is undertaking the project of clearing the bike sheds of debris. Bikes were to be labeled by June 16. Labels are available in the bike shed for your convenience. If you have not yet done so, please label your bikes as soon as possible.

Speeding. New speed limits signs will be installed this month. **PLEASE SLOW DOWN.**

Save the Date. The summer social outing is scheduled for Tuesday, August 17, at 6:00 p.m. We look forward to seeing you there.

Any comments, suggestions, and questions should be directed to our managing agent, Kelly Wolfe.