



Monmouth Way

“The Right Way”

The Community Newsletter for Owners & Residents

April/May 2020

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Quick Links

<https://www.edgewatermg.com/>
Edgewater Management Group

<https://www.monmouthway.org/>
Monmouth Way Condominiums

Contact Us

<https://www.edgewatermg.com/contact-us>

Email: kelly.wolfe@edgewatermg.com

Cell & Text: (518) 281-0043

Office Phone: (518) 577-5403

A little something to think about...

“Nothing in life is to be feared, it is only to be understood. Now is the time to understand more, so that we may fear less.”

~ *Marie Curie, Physicist*

Your Board - Our Mission

It is our mission as Board of Directors to do our very best to serve the residents of Monmouth Way so that we may all continue to enjoy the peace, tranquility, safety and beauty of our neighborhood and homes.

Maureen Noonan, *President*
Gaither Espey, *Vice President*
Kim Kohinke, *Secretary/Treasurer*
Jacqueline Bigelow
Julie Keene



We as a Board, will always make ourselves available to meet with you if you have any issues you would like to present to us in person.

Please contact Kelly at Edgewater if you would like to schedule time at an upcoming board meeting and advise her of what issue(s) you would like to address. Your meeting time would take place just prior to the BOD meeting in executive session.

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Grill Reminder

- With the warm weather upon us - this is just a friendly reminder that **“Electric” grills are the only type of grill allowed for outdoor cooking.**
- Recently gas grills were spotted on two different decks. Residents have been notified. Local agencies may be called in to enforce the Town fire code if needed.
- For the safety of our community, “if you see something - say something” to our management company so they can respond immediately.

Pressure Washing

- Pressure washing of all exterior siding and decks has been completed.
- We have received a tremendous amount of positive feedback from our residents - including many compliments from residents of other streets in Knox Woods - so let’s keep the positivity going - and please make the effort to keep your decks and entrances clean and neat.

Appliance Replacement - Reminder

- It is recommended that all water producing appliances such as: dishwashers, washing machines and hot water heaters, be replaced with new units - **every 10 years**. A faulty unit may cause severe damage - not only within your condo - but also to an adjacent neighbor of yours. This could result in a major liability for you.

New Door Replacements to Your Condo

- ANY exterior changes made to your condo - such as a **new door** (screen, storm, deck, storage room or main entrance door) **MUST have prior approval** and a request must be submitted to our management company.
- **Important note:** Existing doors not in compliance regarding their paint color - must be painted: Sherwin Williams (Knox Woods) Navajo White. Management will be contacting owners who are not in compliance. Please reach out to our management company with any questions.

Lamp Post Lighting

- All of our lamp posts have had their lightbulbs replaced with new LED “cool” bulbs. Kudos to several of our board members, and John :) who took on this project directly. This was a great savings to our HOA!

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Salt Buckets

- As of early April - all salt buckets have been stored away for the season.

Upcoming Projects

- Carpenter ant treatment
- lawn fertilizing
- gutter covers
- dryer vent cleaning
- landscaping - spring clean-up

Noise Levels

There have been some issues with some residents exceeding certain noise and sound levels coming from their units.

Please be mindful that we live in a multi-unit residential building community - not individual single family homes. Very loud and excessive sounds (such as music, remodeling, etc.) can easily travel through walls and floors and negatively affect other occupants in the building and even adjacent buildings.

And as a reminder, it is part of our Declaration, Article XIII, Section 13.06, that "No unit owner shall make or permit any disturbing noises...that will interfere with the rights, comforts, or convenience of the unit owners.

Please be respectful of your neighbors.

Parking Reminder

- Please be mindful of leaving the long-term spaces for our out-of-town travelers so they may enjoy their time away without worry of their vehicle hindering snow removal.
- Also, please be very mindful of your neighbors when you choose to forgo your assigned parking spot - and park instead in a space located in an overflow parking area. These spaces are very limited - and please remember - overflow parking is primarily meant for residents with a second vehicle, visitors and also contractors.

BECAUSE YOU ASKED...

- **PODS/Self Storage Containers:** Yes - you need to contact our management company before delivery of the container. There are size limits and areas of placement limitations. Management will need to know the intended length of stay before approval can be made.

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- **Selling Your Condo:** Yes - you need to inform our management company 30 days prior. This is per our By-Laws - Article 10.01B
- **New Tenants to Your Unit if Renting:** Yes - you need to contact management and provide them with all required information (lease, renters name and contact info, vehicle info, etc.)
- **Getting a New Pet:** Yes - you need to contact management prior to getting a new pet. **This requirement is per our By-Laws - Section 13.03.**

Financials - Delinquencies

The following units are significantly in arrears in unpaid assessments:

- Unit 132, April LaBounty
- Unit 203, Maureen Campagna Scerra

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

On the Lighter Side “Quarantini” Recipe

What You’ll Need:

1 ½ to 2 ounces of a not-necessarily sweet based spirit like vodka or gin - or another of your choice.

¾ ounce of citrus (such as lemon or lime juice, whose vitamin C is great for immunity!

½ to ¾ ounce of simple syrup to sweeten things up.

(Simple syrup, as its name suggests, is simple to make. Just boil equal parts sugar and water until they liquefy together.)

1. Shake the drink with a bit of ice.
2. Optional - rim your glass with some Emergen C powder for an extra immunity kick.
3. Enjoy!



Be Safe and Be Well!