



# Monmouth Way

## “The Right Way”

The Community Newsletter for Owners & Residents

January 2021

### In This Issue

- Your Board
- Annual Meeting
- 2021 Monthly Assessment
- Snow Removal Etiquette
- Snow Removal from Decks
- Dumpster Do's & Don'ts
- Plumbing Concerns
- Air Handler Units
- Electrical Panels
- Utility Room Access
- Guidelines for Pet Owners
- Exterior Changes to Condo
- Because You Asked
- Financials - Delinquencies

#### 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](mailto:kelly.wolfe@edgewatermg.com)  
Cell & Text: (518) 281-0043  
Office Phone: (518) 577-5403

### Your Board, Our Mission

Our mission, as Board of Directors, is to do our 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  
Jacqueline Bigelow, Treasurer

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

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

---

### Annual Meeting

The Board of Directors held its annual meeting, via Zoom, on December 14, 2020. Approximately 16 owners participated. Kim Kohinke was re-elected to the Board. The Board met in executive session after the election the following officer positions were elected: President, Maureen Noonan; Vice President, Gaither Espey; Secretary, Kim Kohinke; Treasurer, Jacqueline Bigelow.

---

### 2021 Monthly Assessment

Effective December 2020, the monthly assessment increased to \$215 per month. If you submit your payment by check or electronically, please ensure the new amount is submitted.

## In This Issue

- Your Board
- Annual Meeting
- 2021 Monthly Assessment
- Snow Removal Etiquette
- Snow Removal from Decks
- Dumpster Do's & Don'ts
- Plumbing Concerns
- Air Handler Units
- Electrical Panels
- Utility Room Access
- Guidelines for Pet Owners
- Because You Asked
- Financials - Delinquencies

### 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](mailto:kelly.wolfe@edgewatermg.com)

Cell & Text: (518) 281-0043

Office Phone: (518) 577-5403

---

## Snow Removal Etiquette

It cannot be stressed enough how important it is that the snow removal guidelines and moving your car for the contractors to clear the lot, be followed. Failure to move cars for plowing not only affect where you park but also affect the adjacent spots.

---

## Snow Removal from Decks

December's snowstorm is a good reminder that snow is heavy and should be cleared from decks. The weight of the snow cause damage to the decks. Consistent removal of the snow also helps to prevent mold from developing.

---

## Dumpster Do's & Don'ts

- All items for disposal, such as furniture, it **MUST** be placed **INSIDE** of the dumpster, and NOT on the side or behind it.
- Break down boxes before placing in recycling bins.
- Close the dumpster door after disposing of your trash.
- Items that will not fit into the dumpster will not be removed by the disposal company unless you make arrangements for them to do so. You are responsible or any additional cost for this removal. Contact **County Waste** directly for pick-up and disposal.  
Tel: (518) 877-7007 or (888) 549-2783

**Important note for contractors hired for remodeling:** It is your responsibility to inform any contractor you hire that large debris must be removed by them and not placed in dumpsters. This is an ongoing problem -- dumpsters have been overflowing and filled beyond capacity with debris, leaving other residents with no place in the dumpster for their trash.

---

## Plumbing Concerns

Please do not flush bathroom wipes, such as Cottonelle, down the toilet. Even though they are marketed as "flushable" they do not break down and cause clogs in sewer pipes. Toilet paper is designed to disintegrate in our pipes and sewage systems, but **wipes** are not. So even if they **flush** down your **toilet**, they end up clogging our sewers. This poses hazardous risks to sewage professionals that must break these clogs up as well as considerable costs.

---

## Air Handler Units

Air handlers larger than 2-ton should not be installed. These larger units draw too much power and will continually trip circuits.

## In This Issue

- Your Board
- Annual Meeting
- 2021 Monthly Assessment
- Snow Removal Etiquette
- Snow Removal from Decks
- Dumpster Do's & Don'ts
- Plumbing Concerns
- Air Handler Units
- Electrical Panels
- Utility Room Access
- Guidelines for Pet Owners
- Because You Asked
- Financials - Delinquencies

### 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](mailto:kelly.wolfe@edgewatermg.com)

Cell & Text: (518) 281-0043

Office Phone: (518) 577-5403

---

## Electrical Panels

When our condos were built, Federal Pacific electrical panels were installed. Since that time, it was noted that these electrical panels can appear to be working properly but experts warn that if a Federal Pacific Electric panel experiences an overcurrent or short circuit, it may not keep the electrical circuits from overheating and could possibly pose a fire hazard.

If you still have a Federal Pacific Electric circuit breaker panel in your home, multiple sources recommend that the electrical breaker panel be replaced. Working with electricity can be dangerous so this should be done by a licensed electrical contractor. A licensed electrical contractor will ensure appropriate UL listed equipment is installed to meet the NEC.



Federal Pacific Electric (FPE) circuit breaker panel

---

## Utility Room Access

Access to utility rooms must be requested through our managing agent. A minimum of 24 hours of notice is needed.

---

## 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.
- Obtain Board approval before getting any new dog.

## In This Issue

- Your Board
- Annual Meeting
- 2021 Monthly Assessment
- Snow Removal Etiquette
- Snow Removal from Decks
- Dumpster Do's & Don'ts
- Plumbing Concerns
- Air Handler Units
- Electrical Panels
- Utility Room Access
- Guidelines for Pet Owners
- Because You Asked
- Financials - Delinquencies

### 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](mailto:kelly.wolfe@edgewatermg.com)

Cell & Text: (518) 281-0043

Office Phone: (518) 577-5403

---

## Because You Asked

- **Who calls County Waste for items that do not fit in dumpster?** The resident is responsible for making arrangements with County Waste for large item pickup. The resident is also responsible for the cost of this pickup. As a courtesy, Kelly Wolfe should be notified that County Waste was contacted.
- **Can Spectrum install new cable outlets by running the cable on the outside of the building?** No, nothing can be installed on the outside of the building.
- **Do I have to submit a lease every year, even if the tenant doesn't change?** Yes - you need to contact management and provide them with all required information (lease, renters name and contact info, vehicle info, etc).
- **Why do I have to get my gas fireplace inspected?** Our governing documents state that all fireplaces/chimneys need an annual inspection. This includes gas-fired and wood-burning, as well as unused fireplaces. There is no exemption or exception to this rule. All inspections must be submitted by October 31 of each year.

---

## 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.

