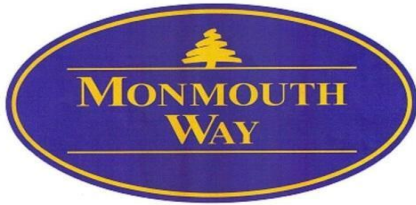


A Community Newsletter for Owners and Residents

April 2024



Quick links:

- Edgewater Management Group: <https://www.edgewatermg.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

Welcome Spring.

Buds are on the trees, the flowers and plants are growing, and the sun is higher in the sky. These days beckon us to be outside. There are a few things to keep in mind:

- Only electric grills are allowed on Monmouth Way properties. Propane appliances (grills, firepits) and charcoal grills are not allowed.
- Planting in any area, except the area designated in the Common Elements/Deck Policy, is prohibited without Board approval.
- Seek Board approval before attaching anything (i.e., décor, plant hangers) to the outside of the building.
- Motorcycles are allowed in parking areas until November.
- If you choose to turn on your outside water spigot, please remain near your unit for at least one hour to ensure there are no leaks. If the valve (by your washing machine) is leaking, please turn the water off and report the leak to Kelly Wolfe.

External Change Request forms are available on our website. Any change to the exterior of the building (i.e., new storm door, new patio door, smart doorbells) must have approval before installation.

Board Membership. Due to personal reasons, two members of the HOA Board recently resigned. Up to seven (7) members may be on the Board; currently, there are only four (4). If you would like to join the Board, or learn about being a Board member, please contact Kelly Wolfe.

Dryer Vents. Cleaning the vent from the dryer appliance to the outside access point is the responsibility of the unit owner; however, the HOA is paying for the cleaning of the cage at the dryer vent outside access. This cleaning does not clear the entire vent. Blocked vents are a fire hazard, and it is recommended that you periodically check your dryer vent for lint build up and clean as necessary. Any additional cleaning is the responsibility of the homeowner.

Mold. Mold spreads very quickly and exposure to mold can make you sick. If there is mold in your unit, it must be addressed immediately. Additionally, any mold remediation needs to be addressed with property manager to ensure the integrity of the building.

Water Usage.

Our recent water bills show an increase in usage. The Board is recommending that residents check their toilets for any leaks. This can be done by putting food coloring into the toilet tank overnight. If any of the color is in the bowl in the morning, there might be a leak.

Utility Room Access.

Access to the utility rooms, for contractors (i.e., Verizon, Spectrum, or plumbers), should be received by our managing agent at least 24 hours in advance.

Parking.

- Parking unregistered cars is not allowed.
- Park between the lines.
- Park in your own assigned space; do not park in another resident's assigned space.
- Notify your visitors of spaces available for parking.

Good Housekeeping.

- Keep dumpster corral gates closed.
- Please do not leave your cigarette butts on the ground.
- Please 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.

Pets.

- Do not leave your pet unattended on decks.
- Unleashed and unlicensed dogs are not allowed.
- New pets require Board approval.
- Pick up after your pet. Bags are located on Monmouth Way.

Did you know . . .

Wildlife does not need any human help during warm weather months. Mother Nature supplies them with all they need.

Placing food products outside your unit encourages rodents, Exterminator cost and cleanup will be charged back to the owner offender.

Next Meeting. The Board will meet again on May 20, 5:00 p.m.

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.