



A Community Newsletter for Owners and Residents

April 2022

Quick links:

- Edgewater Management Group: <https://www.edgewatermq.com>
- Monmouth Way Condominiums: <https://monmouthway.org>

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Plumbing Woes. For the second year in a row, the sewer drains in one of our buildings became clogged. We ask again – DO NOT FLUSH WET WIPES down the toilet. Even though they claim they are flushable, they do not break down in sewer system; instead they cause blockages. The expense of plumbers to clear these blockages, as well as the cost of any repair to the units, come from the HOA budget.

Welcome Spring. The salt buckets and shovels are in storage until next winter. However, there are several that are missing. These are added to the entry ways for the use of residents. The purchase of these items comes from your monthly assessments. If you have one of the salt buckets or shovels in your unit, please place it by the utility door of your building.

Cleaning Dryer Vents. The HOA is providing dryer vent cleaning from the outside of the building only. If you want to have your vent cleaned from the inside of your unit, you are responsible for hiring a contractor for this task.

Board Policy of the Month.

*COMMON ELEMENTS/DECK POLICY
[Amended By-Laws, Section 5.13(g)]*

Your deck (limited common element) and immediate outside area (common element) are an additional, outdoor space for your enjoyment. These areas need to be maintained in a manner cohesive to Association standards. An owner is responsible for all compliance whether their unit is leased or not.

Below is a brief description of this policy. The entire policy is available on the HOA's website: www.monmouthway.org.

Common Elements consists of all Monmouth Way Maintenance Association property, except for the units. See Declaration, §1.01 Definitions, (i) Common Elements.

Limited Common Elements are defined as the following portions of the common elements and are restricted in use: outdoor parking spaces, if assigned; mailbox assigned to specific unit; and deck or patio appurtenant to a specific Unit. See Declaration §6.01, Limited Common Elements.

Decks and immediate outside area of one's unit are considered what is known as a Limited Common Element, which are restricted in use to specific Owners. The following are common elements are restricted: outdoor parking spaces, if assigned; mailbox assigned to specific Unit; and deck or patio appurtenant to a specific Unit.

Justification for this policy included the following: safety; maintaining an impartial, unobjectionable, and inoffensive community; cohesive appearance; health hazard; rodent/Pest control; code enforcement.

A complete listing of items allowed, and not allowed, on decks, as well as items allowed in immediate area outside unit door is posted on the HOA website.

External change forms need to be submitted to the managing agent for any items that will be permanently affixed to the exterior of the buildings. This includes flag poles and plant hangers. After approval, flag poles are only to be placed on decks.

The removal of any plants/shrubs, regardless of who planted them, without the permission of the Board of Directors is prohibited. All requests must be submitted on an external change form.

Failure to comply with this policy may result in penalties, as defined in the HOA's Fine Policy.

All policies are listed on our website, monmouthway.org. They are also discussed in our resident handbook. We welcome your questions.

Board responsibility v. owner responsibility

CHIMNEY INSPECTION

If your unit is equipped with a fireplace, an annual inspection of the flue is required. This inspection is required for ALL fireplaces. There are no exemptions for gas fireplaces, or fireplaces that are not being used. This homeowner is responsible for the cost of this inspection/cleaning. A copy of the certificate you receive from the chimney contractor needs to be forwarded to Edgewater Management Group.

Over the past few months, there were incidents of residents driving across the lawn to park closer to their entry, causing damage to the lawn and buildings.

Section 13.04 of the Declaration states that "[p]arking or driving on grassed or improved surface, excepting parking areas, is prohibited. . ." Further, Section 13.12 of same Declaration states that the Board "may assess the cost of the same as a charge against the Owner's Unit."

Items Worth Repeating.

- 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, landscaping) must be approved in advance. The Board identified specific models and colors that are to be used for any change.
- Utility Room Access. Access to the utility room for contractors (Verizon, Spectrum, or plumbers) needs to be requested to the managing agent, at least 24 hours in advance.
- New address. If you are sending any mail to Edgewater Management Group, our management company, the correct address is found in the found in banner at top of newsletter.
- 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.

PARKING/DRIVING ON LAWN IS PROHIBITED