

Edgewater Community Newsletter

ISSUE 3

MARCH 2026

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THE NEIGHBORHOOD CUPBOARD

"Take what you need, leave what you can"

Items Must Be NEW and May Include:

- In their original, sealed packaging
- Non-Perishable Food Items
- Personal Hygiene Products
- Laundry Items
- Cleaning Supplies
- Paper Products
- Small Household Items (ex: light bulbs)

Please Do NOT Leave:

- Perishable Food
- Alcohol
- Tobacco
- Sharp Objects
- Electronics
- Items that are expired, used, or damaged



Neighborhood Cupboard will be located in the main laundry area. Our community library in that area will now have a second location in the pool building.

Edgewater Condominium Association

Meeting Highlights- February 28, 2026

-UNIT CHECKS: Unit checks continue as we close in on Spring.

-SNOW REMOVAL: Currently there is no snow removal due to the warmer weather. The cold weather and thawing has created many potholes in both the entrance and exit roads. Patching materials have been ordered and will be applied as temperatures allow. Paving not in the budget right now.

-NEW KAYAK RACK: A new kayak rack has been built and will be installed as weather permits. The area will be leveled first and some pea stone installed for easier access to the rack and surrounding area.

-POOL MAINTENANCE: The crew will be making major restoration to the pool where the tile has fallen off. The pool will be drained to restripe the bottom and stairs. The calking on top needs to be grouted and sealed. It may delay any early opening of the pool, but Memorial Day is the goal to have the pool open.

-THE NEIGHBORHOOD CUPBOARD: A "Take What You Need, Leave What You Can" table will be set up in the entry to the Lakeside Lounge. Items must be in their original, sealed packaging. Examples: non-perishable food items, personal hygiene products, laundry items, cleaning supplies, paper products and small household items (ex: light bulbs). Please do not leave perishable food, alcohol, tobacco, sharp objects, electronics, items that are expired, used, or damaged.

-SECOND COMMUNITY LIBRARY: Books will be split between the current Community Library in the Lakeside Lounge and the Pool House for ease of reading by the pool.

-BOARD APPROVED: Nesting Doors, #1003 and Dryer Vent, #807

-BOARD DENIED: #308 AC Unit request to install on lakeside wall. Per the Rules & Regulations, AC Units can only be installed on the designated sides of buildings with approved installation methods.

-NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, March 28th, at 11:00am EST via Zoom.

Respectfully submitted,
Kimberly A. Alonge,
Secretary



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Why are my electric bills so high?



NEW YORK MUNICIPAL POWER AGENCY

MEMORANDUM

TO: NYMPA Member Systems

FROM: Jim Stokes, General Manager

RE: January Energy Prices

DATE: February 5, 2026

A handwritten signature in blue ink, appearing to be "Jim Stokes", is written over the "FROM:" line and extends slightly into the "RE:" line.

While the cost of purchasing and transmitting electricity to our member systems has been rising in recent years, the month of January 2026 produced some very cold weather and previously unseen impacts on New York State's wholesale electricity markets. Depending on your utility's billing practices, you may not see the full impact of this for a month or two, but at some point, each customer will be impacted by the extremely high market prices we saw in New York State for electricity last month, and in particular, the last week of January.

First, some basics about your customer bills. Our municipal electric utility systems are distribution systems only. Each system must purchase (for your system, through the New York Municipal Power Agency) electricity produced by independent generators, and must pay other parties for transmission and other related costs associated with getting that electricity to your community. As a distribution system, your local utility has no control over energy prices, transportation costs or the other associated expenses of procuring the electricity consumed by customers.

Each utility has locally set base rates set forth in the system's tariffs that are approved by the NYS Public Service Commission. These rates are intended to cover the costs of operating your local distribution system, but for the most part these base rates do not cover the cost of the electricity actually consumed by customers. The cost of generating the electricity distributed to customers and transporting it to your local system is primarily recovered through the monthly purchase power adjustment (PPA) that is calculated each month and included on bills as a pass through to customers. This part of the monthly customer charge fluctuates from month to month and will be particularly impacted by January's market prices, although, customers may not see this impact until the utility bills they received in March.

Memo to NYMPA Members**February 4, 2026****Page 2**

Energy prices in New York are determined in the regulated market operated by the New York Independent System Operator. The weather has become a very dominant factor in New York State's energy markets. Prices are determined based upon supply and demand. During cold weather conditions, demand rises significantly. The NYISO has warned that the narrow margin between overall statewide electricity demand and available generation poses potential system reliability concerns. It also has created market conditions whereby relatively minor deviations in temperatures (colder than normal in winter / warmer in summer) are causing significant increases in market energy prices. We saw such a swing on steroids the last week of January. Cold weather also causes loads (energy consumed) to increase significantly at the same time prices are rising, creating a double whammy for customers.

A significant portion of your system's total electricity consumed is low-cost hydro power supplied by the New York Power Authority. But as market prices spiked in January, so did the costs associated with transmitting that hydro power to your system, along with the cost of purchasing and transporting the additional supplemental electricity needed to fulfill your community's demands, not to mention other state-mandated surcharges and assessments that also comprise part of the monthly PPA charge to customers.

To put January's market prices into perspective, wholesale electricity prices in New York State were averaging nearly \$600 per megawatt hour (**\$0.60 per kilowatt hour**) the last week of the month. For the month of January 2025 (which was a fairly cold month relative to average) prices averaged \$103 per megawatt hour (**\$0.103 per kilowatt hour**), and in January of 2014, the infamous polar vortex year, prices averaged \$127 per megawatt hour (\$0.127 per kilowatt hour) in 2014 dollars, or roughly **\$0.18 per kilowatt hour** in 2025 dollars.

As a member of the New York Municipal Power Agency, your local utility benefits from NYMPA's supply management practices under which fixed quantities of electricity are purchased months and/or years in advance at pre-determined prices significantly below current market prices. Yes, as hard as it may be to believe, the prices our customers see for their January electricity supply costs could be as much as 30% higher were it not for NYMPA's management of your system's electricity supply. And while it may be of limited comfort when you pay your bill, keep in mind that your municipal electric utility bills are in a range of 1/3 to 1/2 of that paid by customers served by the major utilities in New York State. While this information may not dampen the pain of paying high electricity bills, we hope you will find it helpful in at least understanding why those bills are so high this winter.

Slow Cooker Corned Beef

Ingredients

- 3-4 pound corned beef brisket with spice packet
- 9 cups water
- 2 bay leaves
- ¼ cup Worcestershire sauce
- 4 cups dark beer or beef broth
- 5 large red potatoes halved
- 3 large carrots peeled and halved
- ½ head cabbage cut into wedges
- 2 stalks celery roughly chopped
- 1 teaspoon salt
- 1 teaspoon pepper
- 1 tablespoon fresh parsley for garnish (optional)



Slow Cooker Instructions (6 qt Slow cooker)

1. Place corned beef brisket inside the bottom of your slow cooker.
2. 3-4 pound corned beef brisket
3. Pour beer (or beef broth) over brisket, enough water to cover completely (I used 9 cups of water), and Worcestershire sauce.
4. 9 cups water, 4 cups dark beer, ¼ cup Worcestershire sauce
5. Sprinkle the spice packet that your corned beef came with inside of the pot. Toss in your bay leaves.
6. 2 bay leaves
7. Place the lid on your slow cooker and cook on low for 4-5 hours.
8. Toss in your potatoes, carrots, celery, and cabbage. Season with salt and pepper, and continue to cook on low for another 4-5 hours, until the vegetables are tender and the meat shreds with a fork.
9. Remove the meat from the slow cooker and allow it to rest for 10 minutes. Slice the corned beef against the grain or shred it.
10. Garnish with fresh parsley (optional). Serve vegetables and sliced corned beef on a plate, and enjoy!



Chocolate Mint Thumbprint Cookies

Ingredients

- 1 cup butter room temperature
- 2 cups white sugar
- 2 eggs
- 2 teaspoons vanilla extract
- 3 cups all-purpose flour
- 1 cup unsweetened cocoa powder
- ½ teaspoon salt
- ½ teaspoon baking soda
- ½ teaspoon baking powder
- 2 ounces chocolate almond bark

Mint Fudge Ingredients

- 1 ½ cups white chocolate chips
- ½ of 14 oz can sweetened condensed milk
- ½ teaspoon mint extract
- Green Food Coloring

Instructions

1. In a large mixing bowl cream butter and sugar together until light and fluffy. Mix in eggs, one at a time. Add vanilla and mix until combined. Add cocoa, salt, baking soda, baking powder and flour. Mix until combined.
2. Roll dough into 1 in. balls. Place on a greased baking sheet or baking sheet lined with parchment paper. Press your thumb into the center of the cookie to make a well.
3. Bake at 350 degrees for 12 minutes. If the “thumbprint” disappears while cooking, press the center of the cookie down again with the back of a wooden spoon or spatula. Cool on a baking sheet for 2 minutes. Remove to a wire rack to finish cooling.
4. For the fudge, melt together white chocolate chips and sweetened condensed milk in a small saucepan over medium heat, stirring continuously. Stir in mint extract. Spoon into the center of the cookies.
5. Melt chocolate Candiquik (almond bark) according to package directions. Drizzle over cookies. Let the chocolate set and serve immediately or store in an airtight container.



CONTRACTOR LIST

The following is a list of available contractors that have done work here at Edgewater in the past. These are all independent contractors and we show no preference.

ELECTRICIANS:

Sanderson Electric	716-753-0536
Simpson Electric	716-753-6997
Stratton Services	716-269-9916

PLUMBERS

Casale Plumbing	716-366-1700
Chaut. Plumbing & Heating	716-232-4159
Gugino Plumbing	716-679-0080
Howard Plumbing	716-326-3912
Klingensmith Plumbing	716-753-2966
Ruch Plumbing	716-753-6064
Sventek Plumbing	716-269-9477

GENERAL CONTRACTORS

Alexander Construction	716-326-7869
Barber Construction	716-326-4692
Bill's Contracting	716-499-0121
Braendel Services	814-459-2856
Newman Builders	716-326-4295
Stratton Services	716-269-9916

AIR CONDITIONER INSTALLATION & SERVICE

Vecchio Brothers	716-673-9488
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APPLIANCE REPAIR

Patton Appliance Service	814-725-9787
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WINDOWS & DOORS

D&S Glass	716-664-9321
Window World of Jamestown	716-763-0025



John J. Grimaldi & Associates, Inc.

~INSURANCE GUIDE FOR UNIT OWNERS~

It is the responsibility of each unit owner to carry his/her own personal property and casualty insurance covering their personal property, personal liability and additions or alterations, which have been made to your unit. This outline of recommended coverage and the insurance requirements outlined in the association legal documents should be used when you discuss your specific insurance needs.

PERSONAL PROPERTY

Determine the replacement cost value of your personal possessions, excluding items of special value such as jewelry, furs, antiques, and collections. Request a replacement cost coverage policy subject a \$250 or \$500 deductible. Coverage must be written on an **"All Risk"** basis.

ADDITIONS/ ALTERATIONS/CONDOMINIUM DEDUCTIBLE

Your Association coverage **does not** include coverage to replace any improvements, alterations or upgrades that you have made to the building within your unit such as a finished basement or an upgraded kitchen. **You must include coverage for the Association deductible (\$10,000) under your HO-6 or condominium owner's policy dwelling section.** This dwelling coverage must be written on an **"All Risk"** basis. Please refer to the association documents relative to Insurance to determine your specific needs.

LOSS ASSESSMENT ENDORSEMENT

This coverage protects the unit owner from special assessments resulting from inadequate association insurance, such as a large liability loss that exceeds the limit of the association policy or a property loss for which the association insurance is inadequate. We recommend a minimum of \$10,000 written on an **"All Risk"** basis.

RENTAL ENDORSEMENT

If your unit is rented for investment purposes, you should endorse your policy, in addition to the above coverages, to include loss of rents coverage and include loss or theft of your personal property.

PERSONAL ARTICLES FLOATER

Most policies limit coverage for loss caused by theft of jewelry, furs, guns, silverware, antiques, coin and stamp collections. Items such as these should be appraised and specifically listed to insure full payment.

COMPREHENSIVE PERSONAL LIABILITY AND MEDICAL PAYMENTS COVERAGE

Protects you and your family from liability claims for bodily injury or property damage to others for which you are held legally liable. This coverage is provided for occurrences within your unit and for Personal activities away from the unit. We recommend you purchase a minimum of \$300,000.

PERSONAL UMBRELLA

This coverage is written on a separate policy and is available for amounts of \$1,000,000 or more. It provides excess liability coverage over your personal automobile liability, HO-6 liability and other personal liability policies such as boats, rental property, etc.