

Edgewater Community Newsletter

ISSUE 4

APRIL 2026

Nominating Committee ...

The Nominating Committee, headed by board 1st vice-president Tom Krzeminski and Secretary Kimberly Alonge is looking for volunteers. The annual election will be June 7 during the annual meeting. Volunteers should contact either Tom or Kimberly if they are interested in serving.

The only stipulation is that volunteers must not be seeking an elected position. Terms that expire this year are Charlie Sist and Laura Stewart-Beach. Both plan on seeking another term.



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Parking Enforcement ...

With the return of our community snow birds comes the reminder to begin seasonal parking enforcement. Each resident is allowed only one vehicle to be parked in front of a building. An additional vehicle can be parked across from the buildings in any overflow/visitor parking area. Bicycles must be stored in a bike rack.

Pool Restoration ...

The maintenance crew is working hard to do some serious restoration to the pool. Replacement tiles are going to be installed, the pool stair guide and deep end markers will be repainted. Coping joints will be re-sealed and the entire pool will be cleaned and power washed. The goal is to have the pool in operation before Memorial Day.

Stray Cat ...

Many residents have reported a very friendly stray cat wandering throughout the community. If it is not claimed by the end of this week we will contact the Westfield Stray Cat Rescue and have it picked up.

BOARD OF MANAGERS

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Charles Sist, Treasurer
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Kimberly Alonge, Secretary
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Key notes from the March Board meeting.

March 2026 fiscal status is as follows: Lake Shore Savings- Reserve- \$108,045.12, Lake Shore Savings Checking- \$16,488.20 for a grand total of: \$124,533.32

Roads/Driveway, there is 1 pallet of patching repair material purchased for road repair. (potholes, cracks) the men will repair potholes and issues when the weather is warm enough.

The pool and Restoration/Repair: The pool will be drained in near future. Repairs to Tiles and Grout will occur plus repainting lines as well.

There was a sewer back up in 700 building, the plumber was called in to repair and fix clog.

All residents need to be aware that Diapers, Flushable Diapers, Flushable Wipes are not appropriate for the septic system at Edgewater Condominium's.

The storm had sustained 50 mph winds for a prolonged period creating tree damage. It also created damage to many of the buildings by removing shingles. The only building that had no damage to the roof was the 400 building. The shingles will be replaced, and roof repairs will occur.

Next Meeting: April 25, 2026, at 11am.



Bicycle Storage ...

The bike racks are now back for use. Stored bikes in the pool building must be removed from the pool building by May 15.

The Importance of Unit Access ...

Every owner is required to leave a key or access code to their unit. The reason for this came up this past weekend when a water leak was discovered at a unit and we were unable, initially, to gain access because the owner had not followed the requirement. The inability to gain access during an emergency may require us to break a window and in that case, the cost goes back on the owner.

Access is an absolute necessity when an emergency arises and also for unit checks during extremely cold weather. Please make sure the office has a working key or current access code.

Where Do My Association Dues Go?

In addition to emergency expenses incurred due to water leaks, flooding, emergency roof replacements, etc., our monthly Association dues are used to cover the following Association expenses.

- Spectrum TV
- Spectrum internet
- Water
- Electricity
- Trash removal
- Fuel
- Waste Water Treatment Plant (WWTP)
- Insurance
- Employee wages
- Office supplies
- Snow removal
- Storm damage clean-up and repairs
- Building maintenance and repairs
- Roof and deck repairs and replacements
- Grounds maintenance vehicles and equipment purchases, upkeep and maintenance
- Tree trimming and removal
- Dirt and mulch
- Road maintenance and repair
- Pool chemicals and upkeep
- Pool building, fitness center, laundry rooms, and community room upkeep



The cost of many of these expenses has risen over the past few years, however the Board does not anticipate an increase in monthly dues at this time. To find out more about the budget, join the scheduled monthly Board meetings. If you need help with the online Zoom format, please contact Rick for help.

Stuffed Chicken Breast

Ingredients

4 small chicken breasts *skinless and boneless*
1 teaspoon salt
1/2 teaspoon pepper
1 teaspoon smoked paprika
6 ounces + 2 tablespoons cream cheese 1/3 cup parmesan cheese
1/3 cup feta cheese
1 cup baby spinach *chopped*
1/4 cup sun dried tomatoes *packed in oil*
1 tablespoon butter *to cook*

Instructions

1. Butterfly your chicken breasts by slicing them horizontally through the middle and stopping just before it cuts them in half. Sprinkle the outside with salt, pepper, and smoked paprika.
2. In a small bowl, mix together the cream cheese, parmesan cheese, feta cheese, baby spinach, and sun dried tomatoes.
3. Stuff the chicken breasts with the filling, and use toothpicks to hold



Air Fryer Cabbage

Ingredients

1 green cabbage *2 to 2 1/2 pounds, washed and dried completely*

2 tablespoons olive oil or melted butter

- 2 tablespoons Dijon mustard
- 1/2 tablespoons Italian Seasoning
- 1 teaspoon Smoked Paprika
- 1/2 teaspoon pepper

1/2 teaspoon pepper

Instructions

1. Preheat the air fryer to 375°F (190°F). 2. In a small bowl, whisk together the olive oil, Dijon mustard, Italian seasoning, and pepper.

3. Slice the cabbage down the core so you're left with two halves. Slice into 1 to 1 1/2-inch wedges. You should get 2 to 4 wedges from each half.

4. Brush the oil mixture on both sides of each wedge and place a single layer in the greased air fryer basket.

5. Air fry for 8 minutes, or until golden brown around the edges. Remove from the air fryer and season with salt and serve.



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.