

Edgewater Community Newsletter

ISSUE 5

MAY 2026

Pool Damage ...

The pool was damaged during a recent downpour, lifting it and cracking it in several places. According to a pool expert that examined it, the damage is extensive and the pool must be replaced.

The Cause ...

The pool was drained to perform repairs and maintenance. The County Health Department told us last year that the safety stripes needed to be repainted. We also had planned on repairing and replacing missing and damaged tiles and coping. A torrential downpour dumped two inches of rain in a very short time and hydrostatic pressure from the groundwater lifted the pool several inches in different spots, cracking the fiberglass liner and likely breaking pump feed lines. One resident commented that the pool should not have been drained during the wettest season. This is just not true (see page 3).

The Future ...

We have filed a claim with our insurance and once the report from the inspector is received, will move forward with a replacement. The pool and access to the pool area are off limits to everyone. Steps will be taken to make sure residents still have areas to relax and sunbathe. The pool building and firepit areas will still be available for use throughout the season.

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Edgewater Condominium Association
Meeting Highlights- April 2026

- POOL DAMAGE: The pool had been drained to repaint the striping in different areas. While it was empty the torrential rainfall and hydrostatic pressure lifted parts of the pool out of the ground. In addition, parts of the concrete decking were damaged. The pool will be out of service until further notice until the damage is assessed by our insurance company.

-400 BUILDING RAILINGS: This project is currently in progress.

-BEACH STAIRS: Are being put down this week.

-ROAD REPAIR: The Exit Road was repaired by John, which definitely helped.

-PARKING ENFORCEMENT: Begins May 1st. Only one vehicle can be parked in front of your building; the other must be parked in an overflow lot. In addition, you must have an Edgewater tag on your car.

-ANNUAL MEETING/ELECTIONS: June 14, 4:00pm.

-COMMUNITY YARD SALE: Look for information soon on the dates and when you can bring items to the pool house you are donating for the sale.

-GERANIUMS: Will be ordered soon and look for them to be planted in May.

-BOARD TABLED: #301 AC Unit request to install and #507 Flooring request until we received more information.

-NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, May 23rd, at 11:00am EST via Zoom.

Respectfully submitted,
Kimberly A. Alonge,
Secretary

BOARD OF MANAGERS

David Gayley, President
(609) 610-8406
debg5224@gmail.com

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Charles Sist, Treasurer
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Kimberly Alonge, Secretary
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Wettest Months – Westfield, New York

This document summarizes the average precipitation patterns for Westfield, New York, based on long-term climate data. It highlights the wettest months and seasonal trends.

Wettest Months

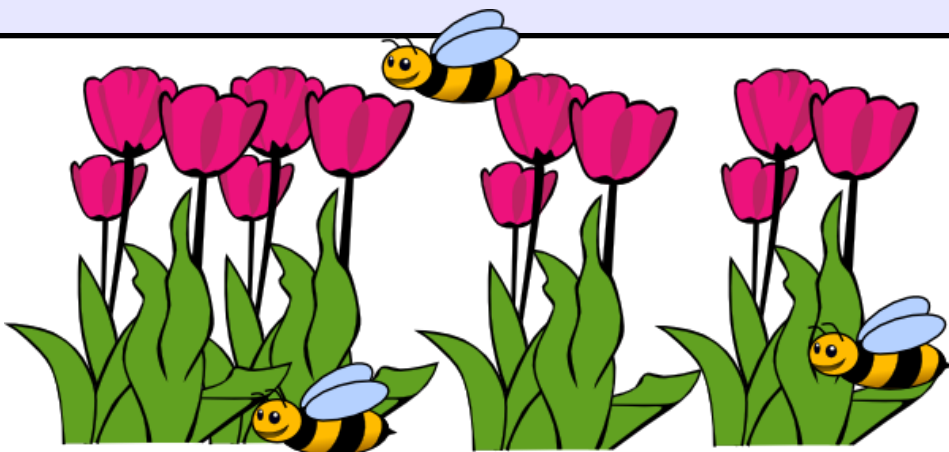
- September – Approximately 3.1 inches (typically the wettest month)
- October – Approximately 3.0 inches
- June – Approximately 2.9 inches
- July – Approximately 2.9 inches
- August – Approximately 2.7 inches

Monthly Precipitation Overview

- January – March: Lightest precipitation (generally under 1.5 inches of rain equivalent)
- April – May: Increasing precipitation (approximately 2.0–2.6 inches)
- June – October: Wettest period (approximately 2.7–3.1+ inches)
- November – December: Precipitation decreases again

Local Insights

- Late summer into early fall (August–October) is the peak wet season.
- June tends to have the highest number of rainy days, even if total precipitation is slightly lower.
- Winter months are lower in rainfall totals, as precipitation often falls as snow instead.





SATURDAY, MAY 2, 2026

9:00AM – 1:00PM

WESTFIELD TOWN BARN

118 CHESTNUT STREET

COMPUTERS, SMART PHONES, PRINTERS,
CAMERAS, VCRS, TVS, TABLETS, HOME
APPLIANCES, FAX MACHINES, DIGITAL PHOTO
FRAMES, MONITORS, PRINTERS, ETC.

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.

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 14 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.



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 one of the association provided bike racks.

Turkey and Cucumber Roll-Ups

Ingredients you'll need

Oven Roasted Turkey Breast Lunchmeat

1 large cucumber

Classic Hummus ~ 1/2 Cup

Fresh Dill ~ 1 Tablespoon, chopped

Black Pepper 1/4 tsp black pepper

Instructions

Step 1 - In a small bowl, mix together hummus, chopped fresh dill and black pepper.

Step 2 - Using a vegetable peeler, slice the cucumber into thin, long strips.

Step 3 - Lay out the slices of deli turkey on a clean surface.

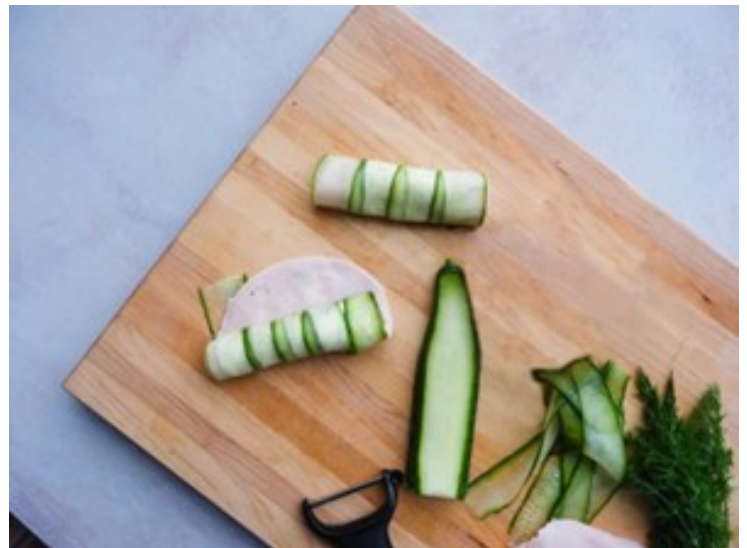
Step 4 - Spread a thin layer of the hummus mixture evenly over each slice of turkey.

Step 5 - Place a cucumber strip on one end of each turkey slice.

Step 6 - Roll up the turkey around the cucumber strip, creating a roll-up.

Step 7 - Repeat until all the turkey slices are rolled up.

Step 8 - Slice each roll-up in half diagonally.



One~Pan Lime Chicken and Cilantro Rice

Ingredients You Will Need:

6 Boneless Skinless Chicken Thighs, 1.4 ~ 2.2 lbs.
1/2 Tbs McCormick Smoked Paprika and Garlic Seasoning, 3.12 oz Bottle
1/2 Tbsp Dried Cilantro
3/4 tsp Onion Powder , divided
3 Limes , juiced, zested, divided 1/4 cup plus
1 Tbsp juice and 2 tsp zest needed
2 Tbsp Butter
2 Tbsp Minced Garlic
1 1/2 cups Basmati Rice
1/2 cup Finely Chopped Fresh Cilantro
3 cups Chicken Stock
1/2 Tbsp Salt , divided
1/2 Tbsp Ground Black Pepper , divided
1 Tbsp Olive Oil



Instructions

Step 1- Pat the Chicken (6) dry and season evenly with Smoked Paprika (1/2 Tbsp) , Dried Cilantro (1/2 Tbsp) , Onion Powder (1/4 tsp) , Salt (1 tsp) , and Pepper (1 tsp) . Drizzle 1 Tbsp of Lime Juice (3) over the chicken.

Step 2- Heat Olive Oil (1 Tbsp) in a large skillet at medium-high heat. Place chicken thighs skin side down and sear for 5 to 6 minutes on each side until golden and crispy. Remove chicken from the skillet and set to the side.

Step 3- Lower skillet heat to medium. Add Butter (2 Tbsp) and Garlic (2 Tbsp) , stirring for 1 minute until the garlic is fragrant.

Step 4- Add Basmati Rice (1 1/2 cups) , 1/4 cup of lime juice, lime zest, Onion Powder (1/2 tsp) , Salt (1 tsp) , and Ground Black Pepper (1 tsp) . Cook for 1 minute.

Step 5- Add Fresh Cilantro (1/2 cup) and Chicken Stock (3 cups) . Stir to fully immerse rice in stock. Bring ingredients to a slight boil then slightly reduce the heat to medium-low.

Step 6- Return the chicken thighs to the skillet skin side up, cover with lid, and simmer for 15 minutes until the rice is fully cooked and the liquid is absorbed.

Step 7- Remove from heat and allow the chicken and rice to rest uncovered for 10 minutes.

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.