

Edgewater Community Newsletter

ISSUE 6

JUNE 2026

Annual Meeting and Elections ...

The Annual Association Meeting and election will take place on Sunday, June 14 at 4:00 pm., via Zoom, as in the past several years. Charlie Sist (1003) and Laura Stewart-Beach (1001) as well as Victor Merlo (306) as a petitioned nominee will all be on the ballot.

It is important that all eligible residents submit their vote and show support for the community. Past elections have had a poor turnout with many choosing to not turn in a ballot. This is your community, show support for your volunteer board of managers!

INSIDE THIS ISSUE:

April Board Highlights	2
Recipes	3
Contractors	4
Insurance Guidelines	5



Pool Damage ...

After submitting the report from a pool consultant with the insurance company, our claim was rejected as not covered under our policy.

What next? ...

The Board will be meeting with pool designers and consultants to see what options are available to construct a new pool. This will be an ongoing effort to obtain a replacement that fits the community's needs.

Edgewater Condominium Association

Meeting Highlights- May 2026

- POOL DAMAGE: The insurance claim was denied. The Board will get together and plan the next steps moving forward. The pool will be out of service until further notice.

-300 and 400 BUILDING RAILINGS: This project is complete, with the 500, 600, 700, and 800 buildings next to be replaced in the future.

-PARKING ENFORCEMENT: Began 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. Rick will be contacting those not following the rules.

-ANNUAL MEETING/ELECTIONS: June 14, 4:00pm. Ballots will be mailed on May 28th. There will be three residents on the ballot for two open seats. If you will be here for the elections, please reach out to Rick and he will hold your ballots so you can pick them up in the office, instead of him mailing to you.

-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.

-BOARD APPROVED: #301, #505, and #807 AC Unit requests, which all comply with our Rules and Regs. In addition, unit #507's flooring request was approved with specific requirements for upper units replacing flooring.

-BOARD DENIED: #709 Balcony request as it does not comply with the Association's governing documents and architectural standards

-NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, June 14th, directly after the Annual Election which starts at 4:00pm EST via Zoom.

Respectfully submitted,
Kimberly A. Alonge,
 Secretary

BOARD OF MANAGERS

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

Tom Krzeminski, 1st Vice President
 (716) 713-2522
tomsuz916@gmail.com

Laura Stewart-Beach, 2nd V-President
 (239) 8450-9426
lauragracesstewart1625@gmail.com

Charles Sist, Treasurer
 (936) 665-7668
carlito_too@yahoo.com

Kimberly Alonge, Secretary
 (716) 753-0453
68elvis@gmail.com



No Bake Lemon Cheesecake

Ingredients

- 2 1/2 cups cream cheese softened
- 1 cup powdered sugar
- 1 1/4 cups heavy cream
- 1/4 cup + 1 tablespoon lemon juice
- 1 cup lemon curd

Cheesecake Crust

- 1 1/2 cups Graham cracker crumbs
- 1/3 cup white sugar
- 1/3 cup unsalted butter melted

Instructions

1. Combine Graham cracker crumbs with the white sugar and melted butter. Transfer to a 9-inch pie dish and refrigerate while you prep the filling.
2. In a mixing bowl with a beater attached, add your softened cream cheese and powdered sugar, and beat until smooth. Add the heavy cream, lemon juice, and yellow food coloring, and beat until smooth and thick.
3. Transfer the mixture onto the prepared pie crust. Refrigerate overnight.
4. Remove from the refrigerator and top with the lemon curd.

Note: You can use a pre-made 9-inch graham cracker or cookie crust.



Pesto Pasta Salad

Ingredients

- 8 oz dried pasta, use a short pasta such as penne, rotini, macaroni or something similar
- 15 oz can white kidney beans or great northern beans drained and rinsed
- 1/2 cup pesto sauce homemade or store bought
- 1 cup grape or cherry tomatoes halved
- 1/4 cup Italian salad dressing
- 1/4 cup sliced kalamata olives
- 1/4 cup shredded Parmesan cheese
- 1/4 cup toasted pine nuts (optional) (sprinkle on before serving)

Instructions

1. Cook pasta according to package directions. Drain and rinse in cold water.
2. Meanwhile in a large bowl combine the pesto, Italian dressing, beans, tomatoes, olives, and cheese. Stir in pasta.
3. Store in the refrigerator until ready to serve. Top with toasted pine nuts just before serving.



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
------------------	--------------

APPLIANCE REPAIR

Patton Appliance Service	814-725-9787
--------------------------	--------------

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.