

Edgewater Community Newsletter

ISSUE 7

JULY 2026

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*Edgewater Condominium Association**Meeting Highlights- June 2026*

- POOL UPDATE: We have received two of three proposals for the pool. In addition, we are seeking proposals on cement and electric costs. The excavation proposals have been received.

-SPECIAL ASSESSMENT: The unplanned significant expense of the pool was not included in the Associations' annual budget. As a result, it will be necessary to fund the project with a special assessment.

-LOT STRIPING: Parking lot striping is being done in the 500, 600, 700, and 800 building parking lots. These lots become jammed due to limited parking.

-PARKING ENFORCEMENT: Community Wide: Only one vehicle can be parked in front of your building; the other must be parked in an overflow lot. Visitors must also park in the overflow lots. In addition, you must have an Edgewater tag on your car. Rick will be contacting those not following the rules.

-WEBSITE UPDATE: Rick updated our community site with a more modern look. In addition, you can submit photos to Rick to be included in the website Gallery. Contact Rick if you need more information.

-COMMUNITY YARD SALE: July 31 and August 1 in the Pool House. Donations can be brought to the Pool House beginning July 20 and through July 29. Please bring no donations before July 20th.

-COMMUNITY CUPBOARD: Located in the Lounge, is up and running. Take what you need, leave what you don't.

-LANDSCAPING & MORE: Charlie gave a special thanks to Bob Mack for his work in the Butterfly Garden and Nanette Bartkowiak for her work on the landscaping within our community. Everything looks beautiful.

-ELECTRONIC VOTING: The Board is exploring the use of secure electronic voting for future Association elections and owner votes. More information will be coming at the July meeting.

-NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, July 25th, 11:00am EST via Zoom.

Respectfully submitted,
Kimberly A. Alonge,
Secretary

BOARD OF MANAGERS

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Looking Ahead: Exploring Electronic Voting at Edgewater

The Board of Managers is evaluating the use of a secure electronic voting system for future Association elections and owner votes.



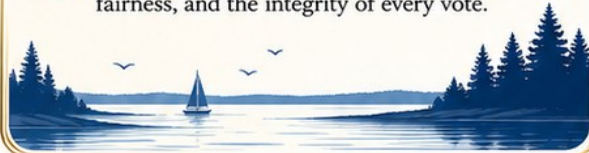
Electronic voting *changes the method of voting*—not the owners' rights or the approval requirements established by our governing documents.



WHAT IS NOT CHANGING

Our By-Laws and governing documents remain in full effect.

- ✓ Amendments to the By-Laws will still require approval by 75% of all unit owners, exactly as they do today.
- ✓ Your voting rights are unchanged.
- ✓ Paper ballots will continue to be available for any owner who prefers them.
- ✓ The Board remains committed to transparency, fairness, and the integrity of every vote.



BENEFITS BEING CONSIDERED

Electronic voting could help Edgewater operate more efficiently and encourage greater owner participation by providing:



Convenience

Vote from your computer, tablet, or smartphone anytime, from anywhere.



Greater Participation

An easier voting process helps more owners participate—especially seasonal and absentee owners.



Cost Savings

Reduce printing, postage, and administrative costs.



Security & Accuracy

Each owner has a unique voting credential. Results are tallied accurately and securely.



Complete Audit Trail

A verifiable record of the voting process and results is maintained for complete transparency.



STAY TUNED...

No decision has been made at this time.

The Board is carefully evaluating electronic voting platforms, working with our legal counsel to ensure compliance with New York law and our By-Laws, and consulting with Community Associations Institute (CAI) and other condominium associations that have successfully implemented electronic voting.



We will continue to keep owners informed as this evaluation progresses.

Edgewater Community Sale ~ July 31 ~ August 1 ...

The Edgewater Community Sale will take place on July 31st from 9 - 3 and August 1st from 9 - 1 in the pool building.

Donations of household items can be left in the building between July 20th - July 29th. All items should be clean and in good working order. No books or clothing will be accepted. If you have large items, assistance can be provided by the staff.

PLEASE NO DONATIONS BEFORE JULY 20TH ~ there is a private event on the 17th

Volunteers are needed to assist with pricing/organization and the sale itself. A signup sheet will be located on the kitchen counter in the pool building beginning July 20th. For questions contact Marilyn Gollnitz 716-326-2992.



HAVING TV OR INTERNET ISSUES?

THERE IS ONLY ONE NUMBER TO CALL:

(833) 697-7328



THIS IS THE
SPECTRUM

COMMUNITY SOLUTIONS NUMBER

If you call any other Spectrum number,
you may be charged for their service.

**Our community is under contract with their
Community Solutions Division.**

Dense Bean Salad

This dense bean salad is loaded with chickpeas, white beans, crisp vegetables, feta, and a tangy red wine vinaigrette. It is fresh, filling, and perfect for meal prep.

Ingredients

- 1 (15.5 ounce) can chickpeas drained and rinsed
- 1 (15.5 ounce) can navy beans or cannellini beans, drained and rinsed
- 2 tomatoes diced
- 1 English cucumber diced
- 1 bell pepper diced, any color
- ½ cup crumbled feta cheese
- ¼ cup finely diced red onion

Dressing

- ¼ cup olive oil
- 2 tablespoons red wine vinegar
- 1 tablespoon lemon juice
- 1 clove garlic minced
- ½ teaspoon dried oregano
- ¼ teaspoon salt
- ¼ teaspoon black pepper

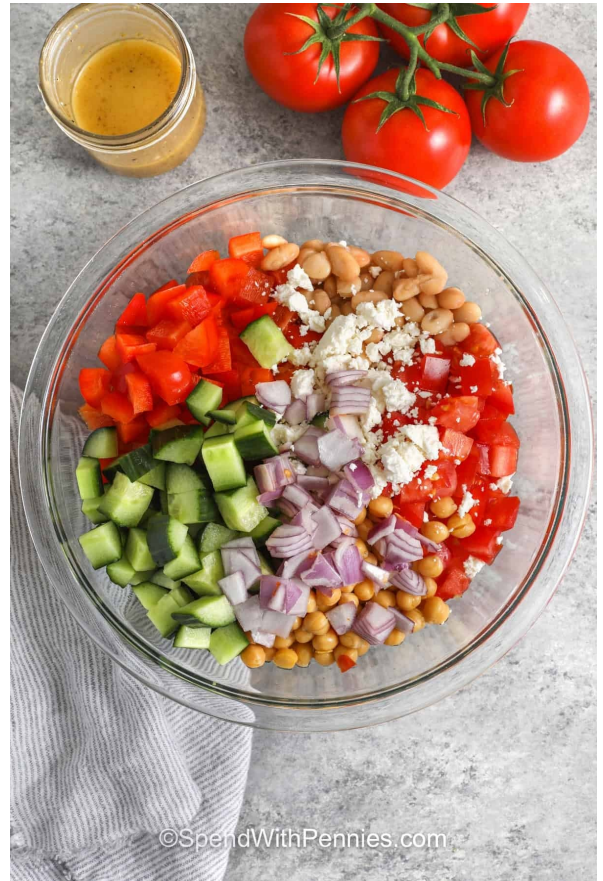
Instructions

In a medium bowl, combine chickpeas, navy or cannellini beans, tomatoes, cucumber, bell pepper, feta cheese, and red onion.

In a small bowl, whisk together olive oil, red wine vinegar, lemon juice, minced garlic, oregano, salt, and black pepper

Pour the dressing over the salad and toss well to combine

Cover and refrigerate for at least 1 hour before serving



Banana Pudding

Easy banana pudding is a no-bake classic with layers of fresh bananas, smooth vanilla pudding, and fluffy whipped cream.

Ingredients

- 1 (8 ounce) package cream cheese softened
- 1 (14 ounce) can sweetened condensed milk
- 1 (5.1 ounce) box instant vanilla pudding mix 6 serving size
- 2 cups whole milk
- 1 teaspoon vanilla extract
- 3 cups heavy whipping cream
- $\frac{1}{4}$ cup powdered sugar
- 5 bananas ripened
- 1 (11 ounce) package vanilla wafers

Instructions

1. In a large bowl, combine the cream cheese with the condensed milk. Use a hand mixer to beat until fluffy.
2. Add in pudding mix, milk, and vanilla. Continue beating until well combined.
3. In a separate bowl, beat the heavy whipping cream until soft peaks form. Add the powdered sugar and continue beating; stop as soon as you see stiff peaks forming.
4. Reserve $2\frac{1}{2}$ cups of whipped cream for topping. Carefully fold the rest of the whipped cream into the pudding mixture.
5. Line the bottom of a glass trifle bowl with vanilla wafers. Top with sliced bananas, followed by a layer of the pudding mixture, ensuring that the bananas are completely covered. Repeat layers until all ingredients are used.
6. Top with the reserved whipped cream. Cover and refrigerate 4 hours or overnight.
7. Garnish with additional banana slices or crumbled vanilla wafers just before serving, if desired.



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.