

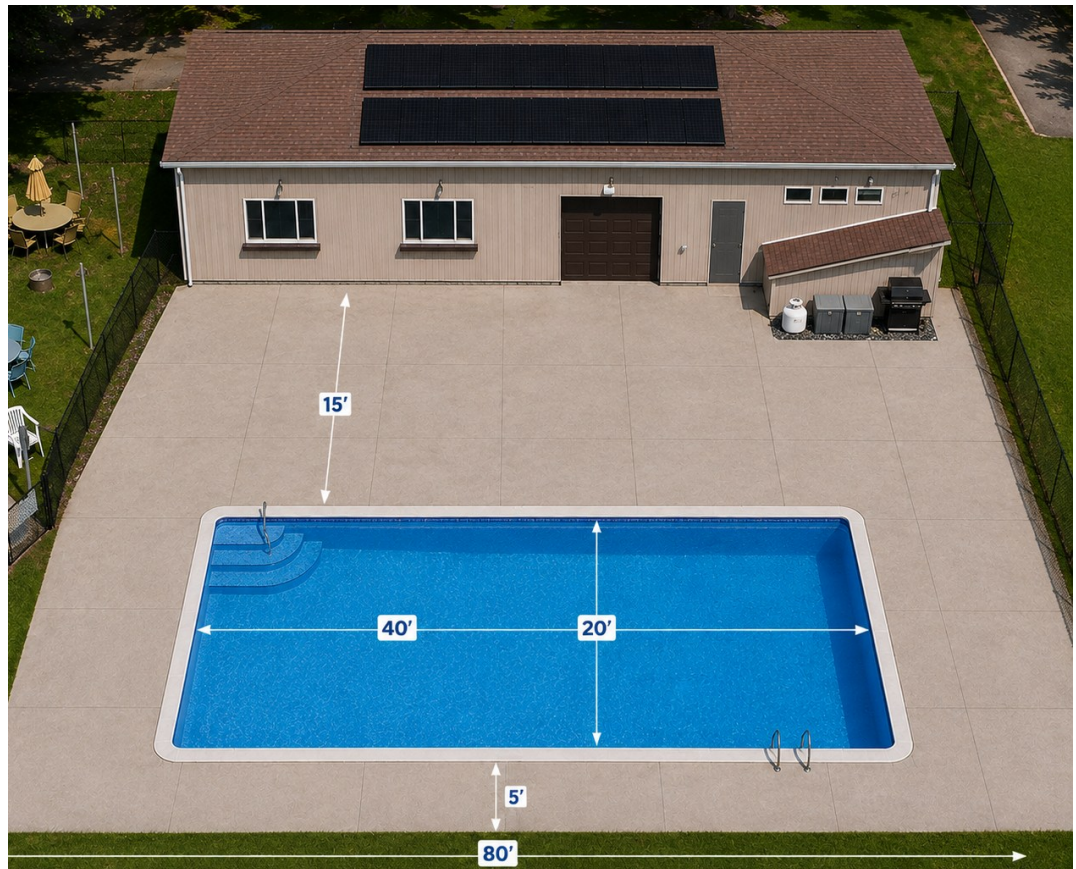
Edgewater Community Newsletter

ISSUE 9

SEPTEMBER 2026

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Pool Replacement Rendering ...

An assessment was passed at Saturday's Board Meeting for pool replacement. Once the contract is signed the project can move forward. A meeting with Colley Pools and the subcontractors with board member Charlie Sist will be scheduled to create a timetable for completion. The assessment information follows on another page. Please note that this is a rendering and is not to scale.



EDGEWATER CONDOMINIUM ASSOCIATION

Highlights: August 2026 Board of Manager's Meeting

- Scheduled Power Outage ~ August 30 ~ 2:00am
- The Shrubs at the Entrance Road will need to be removed due to an insect that is killing the bushes as it spreads. Something new and disease resistant will be planted in the Spring.
- The large Oak tree by the 400 building will be removed due to the "Chicken of the Woods" fungus. A tree by the 1200 and one by the 1000 buildings will also be taken down in the Spring due to disease.
- The recent Edgewater Community Sale went very well with taking in around \$1,800 for the Rec and Soc committee to plan for our community with.
- Our Edgewater Community Cupboard is going great with both giving and taking.
- A new trail bench, donated by Kimberly A. will be installed between the Maintenance Building and Office in the Fall.
- The August 28 Employee Appreciation Day went great. Our hard-working crew was appreciative of the lunch and donations of appreciation received.
- The Electronic Voting Resolution was read in its entirety by President, David G. The Board voted 5-0 to approve and pass the resolution that is now in effect. Voting electronically will be the preferred voting method, but paper ballots will continue to be available to those who request them.
- The Special Pool Assessment Resolution has been authorized and passed after a 5-0 Board vote. The assessment resolution was read in its entirety by President, David G. Colley Pools will install the new pool along with separate contractors for electric, plumbing, and excavation. Please see Rick for specifics on payments and their dates. Look for a rendering of the new pool in this newsletter.
- Our own Charlie S. will be the lead project manager of the new pool installation.
- The new trash dumpster has been delivered! Thanks to Tom K. for his efforts in securing the new dumpster. Please remember to keep doors closed after putting your trash in the bin. This will keep critters out!
- A tree, donated by Susan M. will be planted in her preferred location, this Fall.

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Special Assessment ...

If you own an efficiency or one-bedroom unit your assessment is \$1992.75. This can be paid in three equal payments of \$664.25, the first due no later than February 1; the second by April 1, and final payment by June 1. You may also pay a single lump-sum payment of \$1992.75. Final payment is due by June 1, 2027.

If you own a two-bedroom unit your assessment is \$2989.13. This can be paid in three equal payments of \$996.38, the first due no later than February 1; the second by April 1, and final payment by June 1. You may also pay a single lump-sum payment of \$2989.13. Final payment is due by June 15, 2027.

A Coupon Book for this **Special Assessment** will be mailed in December.

If you have any questions, please feel free to contact the office via email or at 716-326-2186.

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.**

Electronic Voting by Unit Owners

How the adopted Edgewater voting process works

RESOLUTION ADOPTED: The Board of Managers adopted the Electronic Voting Resolution at its August 2026 meeting. Electronic voting is now an authorized option for Board elections and matters properly submitted to Unit Owners at annual or special meetings.

What this means for Unit Owners

- **Electronic voting is optional.** Owners may choose electronic voting; owners who do not opt in retain the paper/mail-in ballot, proxy, or other permitted non-electronic method for that vote.
- **Zoom and hybrid voting are supported.** Edgewater meetings are conducted by Zoom. A vote may use secure electronic ballots or a hybrid process combining electronic and mail-in ballots; proxies remain available when permitted.
- **Existing voting requirements do not change.** The resolution does not alter the Declaration or By-Laws, quorum, voting weights, notice requirements, or the percentage needed for approval.
- **Security and confidentiality are required.** The system must authenticate voters, prevent duplicate voting, protect ballots, preserve secret-ballot confidentiality, and provide an electronic receipt.

How an electronic election or owner vote works

STEP	ACTION	WHAT HAPPENS
1	Notice and rules are issued	The Board approves the vote and written procedures; the Association Manager or election administrator prepares the eligible-voter list and voting schedule.
2	Owners select a voting method	Owners may opt in to electronic voting. Mail-in/paper ballots, proxies, or another permitted non-electronic method remain available as applicable.
3	Credentials and instructions are sent	Electronic voters receive secure credentials and instructions within the required notice period and, unless a longer period applies, at least 14 days before the meeting or deadline.
4	Ballots are cast securely	The system verifies the voter, protects the ballot against unauthorized changes, preserves confidentiality when required, and sends confirmation of receipt.
5	All voting methods are reconciled	Electronic ballots, mail-in/paper ballots, and proxies are checked against the official voter list so one voting interest cannot be counted more than once.
6	Votes are tabulated and certified	Quorum, voting weights, and approval thresholds remain unchanged. Results are certified with the official minutes, and required election and audit records are preserved.

Key protections and responsibilities

Owner protections

- One voting interest may be counted only once.
- Secret-ballot selections remain confidential.
- Electronic voters receive confirmation that the ballot was received.
- The adopted resolution and governing documents control the process.

Who is responsible

Board: authorizes each vote and the written rules.
Association Manager / election administrator: prepares the voter list, distributes credentials, reconciles voting methods, and reports results.
Election Inspectors: for Board elections, three inspectors appointed by the President collect, receive, canvass, and report the votes cast; inspectors may not be candidates.
Secretary: preserves the certified results with the official minutes.
Unit Owner: protects assigned credentials and submits only one valid ballot.



LANDSCAPE & TREE MAINTENANCE UPDATE

Residents may have noticed damage to several shrubs near the entrance as well as the bright orange growth appearing at the base of one of our mature trees. Both areas have now been professionally inspected.

Shrubs – Armored Scale Infestation

The affected shrubs were inspected by Westfield Nursery and determined to have a significant **armored scale infestation**. Armored scale are small insects that attach themselves to stems and branches and feed on plant tissue beneath a protective, shell-like covering. Heavy infestations can cause yellowing, branch dieback and eventually the decline of the entire shrub.

Because of the extent of the damage, **all shrubs in the affected area will be removed and replaced with new, healthy shrubs in the spring.**

Tree – Fungal Decay

The tree shown with the bright orange growth was inspected by a **certified arborist**. The growth is commonly known as **Chicken of the Woods**, a fungus associated with internal wood decay. When it appears near the base of a mature tree, it can indicate decay affecting the lower trunk or root structure and potentially reducing the tree's stability.

Based on the arborist's inspection and recommendation, **this tree will be removed as soon as possible as a safety precaution.**

These actions are being taken to maintain the appearance of our property while protecting the health of our landscaping and the safety of our residents and buildings.



Air Fryer Chocolate~Hazelnut Wontons

Ingredients

16 Wonton Wrappers
16 tsp. chocolate-hazelnut spread
Powdered sugar for dusting

Directions:

- ♦ Preheat the air fryer to 320.
- ♦ Lay the wonton wrappers on a cutting board, keeping unused ones under a damp paper towel.
- ♦ Spoon about 1½ teaspoons of Nutella into the center of each. Do not overfill.
- ♦ Brush water along two adjacent edges, fold into a triangle, press firmly from the filling outward to seal and push out trapped air.
- ♦ Spray the basket. Arrange in a single layer without touching. Spray the tops generously.
- 6. Air fry at 320°F for 4–6 minutes, until golden and blistered.
- ♦ Rest at least 3 minutes — the filling is extremely hot. Dust with powdered sugar and serve. Serve with raspberries and/or chocolate sauce.



Easy Slow~Cooked Pork Tenderloin

Ingredients

1/4 cup olive oil
2 tablespoons soy sauce
1 tablespoon Montreal steak seasoning
2 pork tenderloins (1 pound each)
Cooked wild rice or mashed potatoes

Directions

- ♦ In a 5-qt. slow cooker, mix oil, soy sauce and steak seasoning. Add pork; turn to coat.
- ♦ Cook, covered, on low until a thermometer inserted in pork reads 145°, 1-3/4 to 2-1/4 hours.
- ♦ Let stand for 10 minutes before slicing. Serve with cooking juices if desired and wild rice or mashed potatoes and your favorite vegetable.



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

Colburn's Air Conditioning	716-569-3695
Vecchio Brothers	716-673-9488

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.