

## A Community Newsletter for Owners and Residents

August 2025

### Quick links:

- Edgewater Management Group: <https://www.edgewatermg.com>
- Monmouth Way Condominiums: <https://monmouthway.org>

Managing agent, Kelly Lambert:

cell and text: 518-281-0043; office: 518-577-5403

Edgewater Management Group, Inc., P.O. Box 150, Fort Edward, NY 12828

# Save the Date

- Annual Meeting. The Board's annual meeting and election will be on October 21, 2025, at 6:00 p.m. This meeting is open to all unit owners.
- Board Vacancies. If you are interested in joining the Board and would like more information, please reach out to Kelly Lambert. Current Board members are ready to answer any questions.

### Reminders.

- Chimney/flue cleaning/maintenance certification are due each year.
- Landlords need to keep tenants informed of all HOA rules.

See something/say something. Lamp posts and lights above entry doors are repaired as needed. If you see something that needs to be fixed, please report it to Kelly Lambert.

Tips /Advice for Pet Owners. Please be kind to your neighbors and your pets.

Check to ensure they are not missing you and barking the entire time you are gone, disturbing other residents and causing unhealthy anxiety for themselves.

Utility Room Access. Key lockboxes are now on each utility room doorknob. These keys are only for water emergencies. If you are unable to get the door unlocked by a Board member, you will be given a one-time use code for the lockbox in order to retrieve the key for the utility room. A map showing the location of each utility room is located at the end of this newsletter.

Access to the utility room for contractors (i.e., Verizon, Spectrum, or plumbers) has not changed and needs to be requested from our managing agent at least 24 hours in advance.

### Good Housekeeping.

- All trash needs to be bagged and placed inside the dumpster. Dumpster doors (top and side) should be closed at all times.

- Contact County Waste at (518) 877-7007 to make arrangement for proper disposal of bulky items (beds, sofas, etc.). You are responsible for this additional charge. Management should be notified that arrangements made.

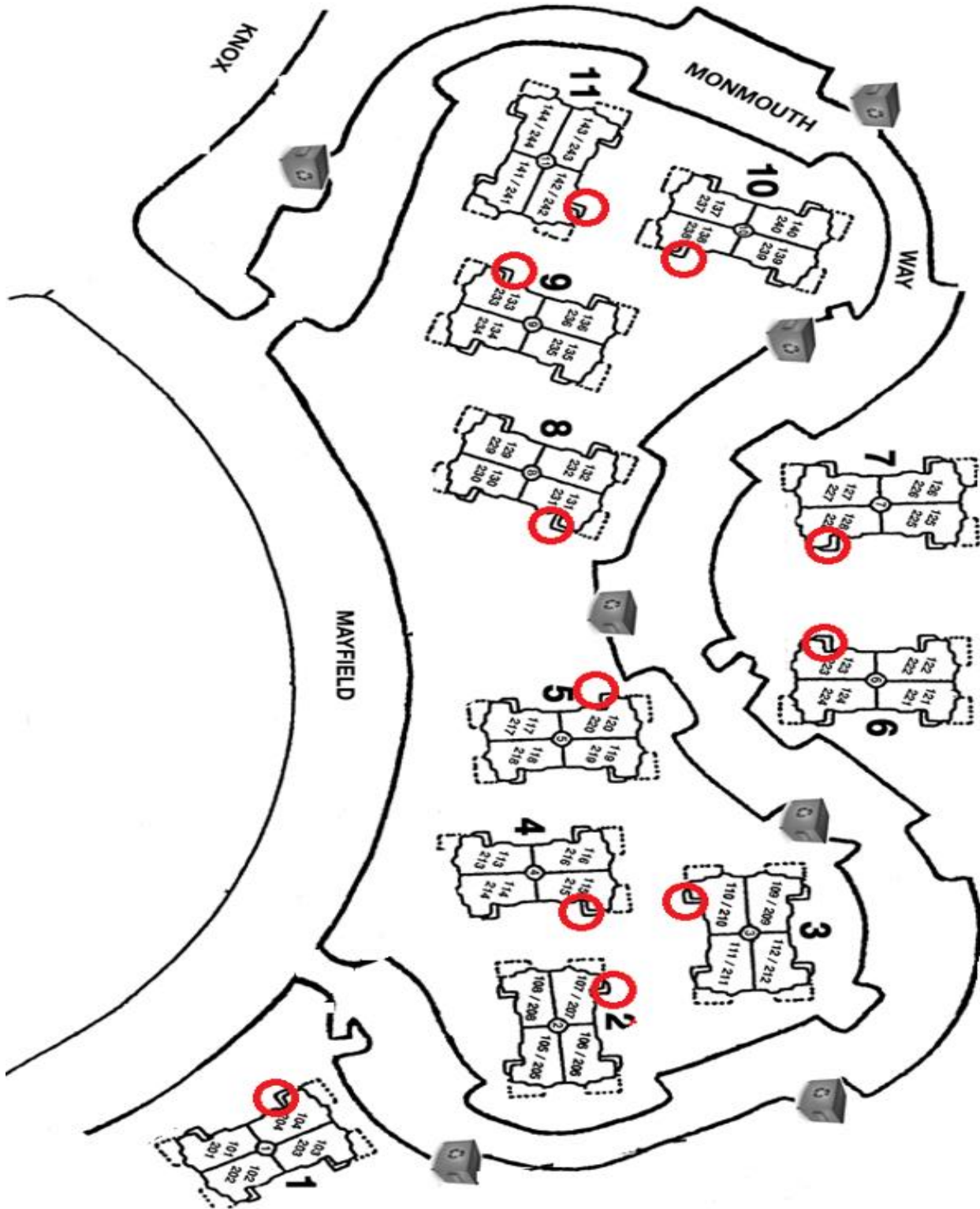
Next Meeting. September 15, 2025.

Comments, suggestions, and questions.

Direct all comments, suggestions, and questions to our managing agent, Kelly Lambert, not to current Board members.

***Tenants should direct any comments, questions, suggestions to their property owner.***

## UTILITY ROOM LOCATIONS



Bldg 1 near unit 104    Bldg 2 near unit 107    Bldg 3 near unit 110    Bldg 4 near unit 115    Bldg 5 near unit 120  
 Bldg 6 near unit 123    Bldg 7 near unit 128    Bldg 8 near unit 131    Bldg 9 near unit 133    Bldg 10 – near unit 38  
 Bldg 11 – near unit 142