



DECEMBER / 2025

Monmouth Way Newsletter

for owners and renters

The 2025 Annual Meeting was held in

October Thank you to all the homeowners who attended. Lisa Rapple was elected to the board. The officers for 2026 are: Maureen Noonan - President, Andrew Trovato - Vice President, Lisa Rapple - Secretary, Dan McCarthy - Treasurer. Thank you to outgoing - members Emily Thompson and Kim Kohinke.

Are you interested in serving our community as a board member? There are three seats available. Please contact Kelly Lambert.

The monthly assessment has changed!

REMINDER - The monthly assessment was increased to **\$265**, effective December 1, 2025.

Let's keep our community safe and clean

Walk your dog responsibly

We love sharing the community with our canine companions, and they love to walk with us! Unfortunately, we are finding dog waste left all around Monmouth Way property. Help us keep the community clean by putting all dog waste in bags and disposing in the dumpsters. You *will* be fined for non-compliance.



Honor the speed limit



Slow down when entering Monmouth Way. Pedestrians and dog walkers use the roadway extensively. We don't want any accidents or injuries.

Seasonal reminders



Holiday decorations. It is wonderful to see and share all the festive decorations on Monmouth Way. When the holidays are past, please put away all holiday decorations by January 9, 2026.



Firewood. Store firewood (limited to one face cord) on your deck in a proper wood holder, away from the deck walls and off the deck floor.



Salt Melt and shovels. Shovels are out. If you need extra salt it is available in bike shed near bldg. 1. Keep lids on the buckets snapped. Use at your discretion.



Long term parking. These spaces are near building 3, across from units 109/209. Please keep these spaces clear for the residents who need them. Also, these spaces may not be cleared during snowstorms.



Snow plan. The policy notice is posted at all the mail boxes and online at the management website. Monmouthway.org

Properly dispose of trash and recycle

- Bag ALL trash before putting in dumpster.
- Keep dumpster corral gates closed.
- Do not leave items in the dumpster corral area. Place all items in the dumpster.
- Contractors are not allowed to dispose of construction waste in the dumpsters.
- If you or someone else drops something, pick it up.
- Don't leave cigarette butts on the ground.
- Do NOT put household trash into the recycling containers.
- Flatten cardboard boxes before placing them into the recycling bins or dumpsters.
- DO NOT FLUSH WET WIPES down the toilet.
- To dispose of large items, you are responsible to call and pay county waste. 518-877-7007. Also notify HOA manager that you have made these arrangements.

Do you need access to the utility room in your building?

Request access to the utility rooms at least 24 hours in advance from our managing agent. Access is for contractors (i.e., Verizon, Spectrum, or plumbers).

Comments, suggestions, and questions.

Is there something you would like to see in the Newsletter? Direct your ideas, comments, and questions to our managing agent, Kelly Lambert, not to current Board members. ***Tenants should speak directly to their property owner.***

Parking reminders



Park in your assigned parking space. The overflow parking area is only for a second car or for visitors. Respect your neighbor's assigned spaces.



Guide your visitors and contractors to spaces available for parking.



Honor the "No Parking" signs. Do not park at the corner of the street, on the lawn, or in front of dumpsters.



Only resident vehicles that are legally registered and inspected can be parked on Monmouth Way. Be sure your car(s) are listed with management.



No commercial vehicles are allowed to park in any of our parking spaces.

QUICK LINKS:

Edgewater Management Grp:

<https://www.edgewatermq.com>

Monmouth Way Condominium:

<https://monmouthway.org>

CONTACT INFO:

Managing agent, Kelly Lambert: Cell/text:
518-281-0043; office: 518-577-5403

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

Thinking of selling your condo?

You are required to notify the managing agent 30 days prior to listing. You can also request documents for closing from our managing agent. All HOA fees and assessments must be paid in full prior to closing.