



A Community Newsletter for Owners and Residents

March 2025

Quick links:

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

Managing agent, Kelly Wolfe:

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

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

WELCOME SPRING!

Please keep in mind that Spring often comes with high winds. Loose items on decks can roll around and fly off. Please keep them secure.

Warmer weather usually means we start spending more time outdoors. A review of some items from the Resident Handbook and/or the Common Elements policy is below. If you do not have documents, they are found on our website.

Exterior Changes. Prior to any outside work being done, an Exterior Change Request Form must be submitted and approved by the Board of Directors. Exterior changes include, but are not limited to, entry doors, storage room doors, patio doors, windows, awnings, and exterior lights. No work shall commence before Board approval. This form is also needed before items are permanently affixed to the exterior of the buildings. This includes flag poles and plant hangers. After approval, flag poles are only to be placed on decks.

The removal of any plants/shrubs, regardless of who planted them, without the permission of the Board of Directors is prohibited. All requests must be submitted on an external change form.

Planting in any area, other than the areas described below, requires permission from the Board. Residents are only allowed to plant in specific areas. See the pictures for details.

First floor residents may plant in the area adjacent to the doorway area.



Second floor residents may plant in the area next to their door.



Grills. Charcoal and gas grills, propane tanks or anything else that would produce an open flame is not permitted. Electric grills are allowed on your deck.

Window air conditioners are not allowed.

Volunteers welcome. To save HOA expenses, members of the Board perform minor projects and maintenance. One upcoming project is cleaning the bike sheds. If anyone would like to help, please contact Kelly Wolfe.

2025 Dumpster Rules Refresher.

- Large items should be broken down to fit into the proper container.
- Keep dumpster doors and corral gates closed.
- Flatten cardboard boxes before placing them into the recycling bins or dumpsters.
- Contact County Waste at (518) 877-7007 to make arrangement for proper disposal of large items (beds, sofas, etc.). You are responsible for this additional charge. Management should be notified that arrangements made.

Utility Room Access. Access to the utility rooms, for contractors (i.e., Verizon, Spectrum, or plumbers), needs to be requested from our managing agent at least 24 hours in advance.

Good Housekeeping.

- Check the door to your storage unit to make sure it is securely shut. Doors left open create openings for both water and animals to get into the unit and cause damage.
- Do not throw cigarette butts on the ground.
- If you drop something, pick it up.
- **DO NOT FLUSH WET WIPES** down the toilet.

Next Meeting. The Board will do an annual walk-around on April 21.

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

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