



A Community Newsletter for Owners and Residents

February 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

Winter Parking Policy. The amended winter parking policy went into effect on January 5, 2025. The original rules were posted at each mailbox until January 5, and the new rules were posted on the effective date. Additionally, the rules were sent to each owner 30 days prior to the effective date.

During the storm of February 8-9, several vehicles that did not move according to the policy were issued fines in accordance with the policy. Violations were for preventing spaces from being cleared. This includes both numbered (assigned) and unnumbered parking spaces. We know that finding a CLEARED space to park in the overflow lot is challenging. There are overflow lots at both ends of the streets for everyone to use. After you move to the overflow lot and the contractor has cleared your assigned space, please move back to that space to free up room for another resident to park.

Winter Woes.

- We understand that walking and curbing your dog is unpleasant when the temperature is low, but it is necessary to pick up your dog's waste. Unfortunately, snow and ice do not exempt you from being a responsible pet owner. Several piles of dog waste are being left near the dumpster by building 1 and the bike shed. As a community, we all work together to keep our neighborhood looking as pristine as possible -- even in inclement weather.
- Snow and ice weigh a lot! It is recommended that snow/ice be removed from decks, especially during substantial storms.

Parking Refresher.

- The numbers in the parking lot will be repainted next year. Many of the numbers are faintly, or barely, visible. Ensure that you are parking in the space assigned to your unit and/or the overflow lot. If you are unsure where your parking space is, where your second car, or guests should park, please ask our managing agent, Kelly Wolfe.

Advise your guests where they should park and ensure that they are not in another resident's assigned parking place.

- During snowstorms, do NOT move your car to a space that hasn't been plowed.
- Move your car according to the winter parking policy. If you do not move your car, please clear all the snow from your car, and clear the areas around your car. Do not impede car access to the residents parking on either side of you. If you live next to a mailbox station or sidewalk entrance, these areas must also be cleared.
- Vehicle registration forms, for all vehicles in your unit, should be submitted to the management office. (Tenants, please give to your landlord for submission.) The form is available on our website.

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.

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.

Projects. The following projects are scheduled for 2025:

- cleaning bike sheds
- sealcoating road/repainting numbers
- drain jetting
- performing deck safety checks
- applying mulch
- cleaning outside of dryer vents
- applying treatment for carpenter ants
- pressure washing buildings and decks

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.

- There is a large collection of peanut shells scattered around Monmouth Way. The concentration of these seems to be near building 2, but the shells are found on many sidewalks. This is attracting a bunch of animals, and it's hard to keep dogs from chewing on the shells.
 While squirrels will eat peanuts, experts generally advise against feeding them peanuts as a primary food source, as they are not considered particularly nutritious for squirrels and can be detrimental to their health if given in large quantities. Also, according to most wildlife experts, you should not intentionally feed the squirrels in your yard as it can lead to them becoming overly dependent on humans, potentially causing them to lose their natural fear and become aggressive, and could also disrupt the local ecosystem by attracting more squirrels than the environment can support.
- 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 next meeting is March 18.