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Office Hours
Monday-Friday
8:30-4:30

Edgewater Gardens Condominium Association

Holyoke, Massachusetts

Annual Meeting Information

- Thank you to all the owners that provided their Proxy forms (41) & those who joined us (34 in attendance). We reached a quorum of 69.43% (51% required) and were able to hold the meeting this year.
- The following Board of Directors have been voted in and approved for 2021...
 - Donald Welch: President
 - Linda Schmitter: Secretary
 - Judy Falcetti
 - Beth Szymonik
 - Big welcome to our newest Board member – Linda Pratt
- Monitored Fire Alarm System – Discussion was held to explain how this issue was discovered, reviewed, & clarified. The current alarms located in the common areas are NOT monitored. If an alarm goes off, someone must call 911. The new system that was mandated by the State of MA & the Fire Dept will be monitored by an independent monitoring company.

Maintenance Highlights

- 2 new roofs continue to be installed each year. The selection of which roofs to complete is made by the roofing contractor based their recommendations.
- The conversion to LED Lights has had significant savings for the Association's electric bill.
- Phase IV parking lot/driveway replacement scheduled for 2021.

Preventative Maintenance

- The front-loading washing machines need to be kept dry. If you see that the seal remains wet, please wipe it down after your use.
- All owners should consider obtaining a watchdog water alarm for their water heaters. They cost less than \$12 and alert you to leaks before they become a costly issue.

Finance Highlights

- Every month, the Board of Trustees & KPM review the Association's Operating Account (used for regular expenses) vs the 2021 Budget. Through the month of April, the Association has had a positive cash flow, but we also realize we have some very big maintenance & capital improvement items scheduled for 2021.
- As of 04/30/21, the Association's Reserve Account (savings for necessary long-term capital improvements) has a balance of \$80,172 after paying out \$30K for 2 new roofs.

Reminders

- **Insurance** - All owners are required, in accordance with your Association's By-Laws and Rules & Regulations, to carry individual condo insurance: HO-6 Condominium Unit Owners Policy or equivalent. **Please forward a copy of your Declarations page to KPM (via email, mail or fax).** The Association's Master Insurance Policy is handled by Borawski Insurance in Northampton. If you need a copy of the policy for any reason, please contact them directly at 413-586-5011 or info@borawskiinsurance.com
- **Rental Units** – In accordance with the Association's By-Laws, the maximum number of rentals allowed by the Association is 15 at any time. New owners must reside at the property for a minimum of 1 year before converting to a rental unit. Contact the KPM office if you have any questions or would like to be added to the Wait list.
- **Registration of vehicles and pets** - If you have not done so already, please provide your vehicle information and pet information to our office (via email, mail or fax). Per the Association's Rules and Regulations, each unit may house up to 1 dog under 50lb and up to 2 cats. Dogs must be registered with the city and have up-to-date rabies vaccine; a copy of those certificates must be on file at KPM.
- **In Case of Disturbance** - Please call the Holyoke Police to handle any disturbance or noise complaint at the time of the disturbance. Notify KPM the following day so that we can request a police report and have information on file.
- **Recycling** - The trustees encourage all owners to take their recyclables to the Holyoke DPW. The association cannot afford \$100.00 per occurrence fine when trash is mixed in.

If You've Got Questions...

- A lot of answers can be found online. Check out the Kendrick Property Management website, www.kendrickmanagement.net for Edgewater documents including the Master Deed and the Rules and Regulations.
- The Kendrick Team is honored to continue working with your Association, and we want to do everything in our power to make Edgewater Gardens Condominiums a great place for you to call home. Please contact us by phone or email if you have questions or concerns.

Sincerely, Kendrick Property Mgt Team