

Edgewater Gardens Condominiums

c/o Kendrick Property Management Condominium Listing Sheet

Address: _53 St Kolbe Drive., Holyoke MA 01040_

Campus: 2-17 Arbor Way and 32-53 St Kolbe Dr

Year Built: Building Conversion 6/5/2006 (date Master Deed signed)

of Units: _108_ # of Commercial: _0_ # of Residential: 108

of Units rented: _15_ (max limit) 1yr owner occupancy required

of Units owner occupied: 93 if all rented units occupied

Annual meeting month: May Trustee meetings: 3rd Wed of Month 5:00pm

Min # of Trustees: _3_ Max # of Trustees: _5_ Term: 2 years, alternating.

Insurance Agent: Borawski Insurance 413-586-5011

Insurance Co: Arbella Master Ins deductible: \$2,500_

- Septic = Public
- Water = Public
- Type of Heat = Electric Baseboards and Water Heaters, Window AC
- Drainage issues? _____
- Sump Pump inside Building 14 basement
- Lead Paint Certification – _____
- No Firewalls in buildings
- HOA Late Fee: \$50.00 if payment is not received by the 7th day of the month per by-laws(5 days), 2 days allowance for mail delivery
- Edgewater Gardens is not FHA approved for a mortgage

Association Expenses\Responsibilities:

- Roof Flashing Porches Exterior Siding
- Bldg 35/37 & 39/41 New Roof 10/2021(Sexton Roofing)
- Bldg 2/4 & 43/45 New Roof 4/2021(Sexton Roofing)
- Bldg 6/8 & 11/17 New Roof 5/2020 (Sexton Roofing)
- Bldg 47/49 & 51/53 New Roof 05/2019 (Sexton Roofing)
- Bldg 40/42 & 44/46 New Roof 08/2018 (Sexton Roofing)
- “Studs & out” Interior doors
- Common Area lights Plowing\shoveling
- Hallways, entrances Water & Sewer Expense
- Doors & Windows not within a unit
- Trash service
- Lawncare (Mowing)
- Phase IV parking lot 8/2021 replaced/repaved/storm water drains updated/repainted lines (Bldgs35/37,39,41,43,45,47/49,51/53)

- Fire Alarm System upgrade to 24/7 monitored service, project completed Sept/Oct 2021

Owner Expenses\Responsibilities:

- “Sheetrock & in”
- Windows & Doors that open from a unit
- Electric, Phone & Internet\cable service
- Locks may be changed to obtain new unit keys but only the tumbler may be updated, the external appearance of the door/lock cannot be altered, ex: no pin number locks. Board Approval required per rules and regs
- For restrictions see Rules & Regulations
- Deeded parking spots (1 for 1bedroom, 2 for 2 bedrooms)
- Rental Limitations, Max 15 units, unit must be owner occupied for min 1 year and all rentals must be Board Approved (see rules and regs)
- Individual A/C units

Water shut offs

- No individual unit water shut offs
- Building water shut offs located in basement
- **24-hour notification** will be needed before shutting off water since it will shut off the water to multiple units. Schedule 10 am of After. Email KPM mailbox 48 hrs in advance of work to be scheduled. Must be a licensed and insured contractor.

See Rules & Regulations for additional information

meticulous landscaping as you enter the pet-friendly, professionally managed complex with quiet walking paths along the river. The living room is carpeted with sliders to a covered porch to enjoy the outdoors. The fully applianced kitchen has many cabinets for storage and the bedroom has a walk in closet. In the basement there is a locked storage area and coin operated laundry.

No individual unit water shutoffs. Only one shut off per building.