

# Edgewater Owners Association Newsletter

January 2024



Email – [edgewaterassociation@outlook.com](mailto:edgewaterassociation@outlook.com)

Website – [www.edgewaterownersassociation.com](http://www.edgewaterownersassociation.com)

Facebook – [Official Edgewater Homeowners Association Group](#)

Mailing Address – PO Box 402, Troy, Ohio 45373

*(Keep this information for future reference)*

## Greetings and Happy New Year to All Edgewater Homeowners,

**PRESIDENT’S, VICE-PRESIDENT’S REPORT:** Dave Gregorovic, President / Keith Achor & Alan Mansfield, Vice President

The Association bids David Iverson farewell as Board Trustee and President of our Edgewater HOA. For personal and professional reasons, David did not seek another term on the board in this past fall’s election. The board thanks him for his service over the last three years. David’s leadership was instrumental in transitioning the management of the Association to the homeowners from the prior development group, as well as spearheading many of the common area improvements in coordination with his fellow board trustees and officers. David’s primary focus was to see the homeowner’s managed Association get off and running on a solid foundation, and to update the common area tree landscape. He was successful on both accounts, and we will all see the legacy of his efforts for years to come as the new trees planted around the common area mature and improve our Edgewater landscape.

The Association has accomplished much over the past three years. Private Property / No Trespassing Signs (16 total all around the east and west side ponds/walking paths); Removal of old, dead trees and planting of over 30+ new trees (native to Ohio); Infrastructure improvements (east side electrical / control box panel structural update, west pond additional electric service to support pond improvements); Common Area Beautification Improvement (2 New Monument Style Development Entrance Signs In Line with Existing Edgewater Stone Column Fencing Structure, with Lighting Adjusted and Fixed); (Pond Improvements (2 new aerators for west pond); Safety Improvements (Edgewater Walking Path Stop Signs, Edgewater Drive Crosswalk Warning Signs, and Edgewater Drive Crosswalk Lane Striping); Maintenance & Safety Improvement (Walking Path Repair & Resurface).

Through the help of many of our members, we’ve also improved our social communications and community networking to get out the word on some of our annual Edgewater activities and neighborhood awareness items. The Troy Police provided a status brief on several safety & security and items the Board were coordinating on at our annual meeting.

The Board of Trustees believe we have addressed many of the members comments and concerns concerning improving the development going back to January 2021 when we took over management of the Association. For those items we have not addressed, the Board has done due diligence and received quotations from reliable sources for certain items that members have suggested. The Board balances and weighs member comments for additional improvements against the pressures to keep annual dues in line or at current status.

Future improvements the Board is looking at include additional electric to support and additional surface aerators closer to the east end of the west pond to reduce algae build up; rebuild of the west electrical panel to replace the wooden frame with a steel structure (same as what was done on the east side); refinishing of the eight benches along the walking path. Upgrading the rock bed around the west pond and some areas on the east pond are also required. These future improvements will be dictated by available budget in the coming years (see Treasurer’s Report).

The new Association Board members have set goals for the 2024 calendar year. These include managing our current budget / expenses against limited funding for common area improvements; review and update of Edgewater Covenants (clarify, codify, and update for EHOA management); more focus on covenant enforcement (the board has been lax while focused on improvement projects the past three years); and capture of late, non-payment of annual dues.

**TREASURER'S REPORT:** Dave Gregorovic, Out-Going Treasurer / Grant Mitchell, In-Coming Treasurer

Our Fiscal Year 2023 financial report summary and short analysis is included on Page 3 of this newsletter. The report shows expenses and income (dues) for the last three fiscal years and a projection for 2024. Despite experiencing inflationary impacts from most of our service providers, and working to improve the looks and infrastructure of our common area over the past three years, the Board is **keeping annual dues at the current level of \$250 per year.**

On behalf of the board members, we appreciate all your assistance in prompt and timely dues payments per the invoice that is also included in this newsletter mailing. **Calendar year 2024 annual dues and all past due/late payments are due by March 31, 2024.** Again as with last year, **2024 annual dues not paid by 30 June 2024 will incur a \$25 late fee.**

**NEWS FROM THE BOARD:** Brian Williams, Secretary

The 2023 annual meeting and 2024 Board Elections were held on 24 October 2023. Minutes from the annual meeting are posted on our Edgewater website. Based on the election results, Keith Achor was re-elected and Grant Mitchell elected to serve as Board Trustees for the term beginning in January 2024. The current board trustees/officers met on November 14 to select officer positions for the 2024 term. The Board Trustees and Officers of the Board for 2024 are:

- Dave Gregorovic, 1140 Edgewater Drive – President (Term through Dec 2025)
- Alan Mansfield, 2628 Shady Tree Drive– Vice President (Term through Dec 2024)
- Keith Achor, 2770 Twin Lakes Drive – Vice President (Term through Dec 2026)
- Brian Williams, 1117 Parkview Drive – Secretary (Term through Dec 2024)
- Grant Mitchell, 2789 Amberwood Drive – Treasurer (Term through Dec 2026)

Per our Code of Regulations (by-laws), 3-year term lengths were staggered so that no more than two officer positions would be up for election each year at the annual meeting. This coming year (Fall 2024) we will have two positions up for election / re-election. If interested in serving on the Board and running for one of these positions, or if you would like to nominate someone, please send the Association an email ([edgewaterassociation@outlook.com](mailto:edgewaterassociation@outlook.com)) **no later than May 1** so we can make plans for our annual meeting and set the ballot for the 2025 election of board trustees / officers.

**WELCOME TO EDGEWATER:** Brian Williams, Secretary

We would like to welcome the following members who are now within our Edgewater community as of this past year.

- |                      |                         |                                    |                         |
|----------------------|-------------------------|------------------------------------|-------------------------|
| Aaron & Angie Moran  | Sayre Keith & Karen Lee | Joshua Evers & Sarah Schwent       | Michael & Tricia Morgan |
| Joshua & Ashley Reck | Timothy & Megan Kuchan  | Nicholas Kremer & Alexandra Storie | James Williamson        |

**BOLO ALERT (BE ON THE LOOKOUT):** Brian Williams, Secretary

Last year we coordinated with Kensington for the spring community / neighborhood Garage Sale to help “boost” sales and participation. We hope to do the same this year. Our Social Committee does great work organizing several neighborhood activities, such as Friday night Food trucks down at the end of Edgewater Drive, a Fall/Oct Halloween Hayride sponsored by Brian Finsel Lawn Care. Members can learn more about these and other activities through our Facebook page as well as our website as we will try to keep both in synch with what is going on in our community.

We will also plan to hold another annual meeting again in the fall (likely Oct/Nov timeframe). The annual meeting is an opportunity for have direct communication between the officers/board members and all Edgewater owners and members of our community. In addition, we will also elect board members for the coming 2025 calendar year term.

**IN CLOSING:** From Friday Nights, to Fall Hayrides, and some neighborhood safety and common area improvements, snapshots from the Edgewater community in 2023. Looking forward to more in 2024 and beyond.



**Edgewater Owners Association Fiscal Report Summary**  
**FISCAL YEAR EXPENSES THROUGH 9/30/2022**

	<b>10/1/2020 to 9/30/2021 FY21 ACTUAL EXPENSES</b>	<b>10/1/2021 to 9/30/2022 FY22 ACTUAL EXPENSES</b>	<b>10/1/2022 to 9/30/2023 FY23 ACTUAL EXPENSES</b>	<b>FY2024 PROJECTION</b>
Landscape Maintenance	18,555.16	21,130.59	20,873.54	22,000.00
Irrigation Maintenance	1,150.42	1,110.42	1,554.20	1,700.00
Pond Maintenance	5,331.49	6,971.00	6,515.67	7,000.00
Utility Expenses (Electric, Water)	5,116.12	4,427.60	6,307.88	6,500.00
Accounting Fees	340.00	350.00	385.00	400.00
Legal Fees	2,372.00	1,912.50	813.75	1,000.00
Insurance	2,103.00	1,932.00	1,689.00	1,700.00
Real Estate Taxes	23.52	23.38	22.96	24.00
Office Expenses, Postage & Website	1,079.40	1,387.01	1,785.01	1,200.00
Walk Path/Common Area Improvements & Repairs	9,766.79	51,488.64	28,964.14	4,000.00
<b>Total Expenses During Fiscal Year</b>	<b>45,837.90</b>	<b>90,733.14</b>	<b>68,911.15</b>	<b>45,524.00</b>
<b>Association Dues Collected During Fiscal Year</b>	<b>50,850.00</b>	<b>55,324.00</b>	<b>51,450.00</b>	<b>52,000.00</b>

Checking Account Balance as of 9/30/2023:

<b>13,777.96</b>
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A couple of points to highlight in summary of the above financial report. First, we are seeing the effects of inflation from our service providers as noted in our landscape, pond, and irrigation maintenance costs over the past three years. As most homeowners are aware themselves, our utility costs for electric and water are also increasing. We are planning for these increases to continue next year but also working with our providers to counter some of these effects. Average annual expenses (operating, maintenance, and administrative) of \$40K are projected around \$41K for 2024.

Second, the Board addressed several common area improvements based on need and member feedback beginning in FY21. These projects are now completed as of the end of 2023. The cost of these projects in total have drawn our balance down from prior years, however, we are still in position to manage our annual operating and maintenance requirements and possibly address some remaining improvements as budget allows, without an increase in annual dues.

The Board of Trustees have always set an annual dues payment due date of March 31 based on having a major portion of our expense budget being front-loaded. Two of our maintenance providers offer early year discounts on annual service for pre-payment, plus our annual insurance is due in March. By April, our irrigation system start up and lawn care service begins and the Board will have monthly expenditures through the end of the year to keep our common areas in the necessary condition expected by the members and the Association.

The Board appreciates all members for the prompt and timely payment of annual dues as it helps us plan and execute our operating and maintenance requirements in the most effective and efficient manner for the Association. We also would appreciate consideration from those members who for whatever reason have fallen behind on dues payments and work to get back on schedule as soon as possible. Reminder that per our covenants, annual dues payments are not optional and are a requirement for owner members in Edgewater. The Association has a right to take legal action against homeowners and their property (lien filing) for extended non-payment of annual dues.

If you have questions regarding due payments or our financial statements, [please feel free to contact Dave Gregorovic at djgreg14@hotmail.com](mailto:djgreg14@hotmail.com) / cell 937-623-7703 or [Grant Mitchell at gmitchell07@gmail.com](mailto:gmitchell07@gmail.com) / cell 937-418-1975.

Dave Gregorovic, President, Out-Going Treasurer / Grant Mitchell, In-Coming Treasurer

## EDGEWATER HOA COVENANT, RESTRICTIONS, AND ENFORCEMENT REMINDERS:

The Second Amended Declaration of Covenants, Conditions and Restrictions are available on our Edgewater website ([www.edgewaterownersassociation.com](http://www.edgewaterownersassociation.com)). The purpose of the Association and the Covenants and Restrictions is to aid in creating and maintaining a safe and attractive neighborhood for all Edgewater property owners, plus to aid in increasing the property values of each and every household in our community.

*Please contact the Board directly in writing via the Edgewater association email address ([edgewaterassociation@outlook.com](mailto:edgewaterassociation@outlook.com)) should you observe a potential violation requiring attention or need assistance in addressing a reported violation.*

If you are notified of being in violation of the covenants, please correct the violation as noted in the violation notice and covenants reminder. As an Edgewater property owner, it is your responsibility to comply and follow our covenants.

By adhering to the covenants, the Association and property owners can all work together to keep the Association's expenses down and to keep Edgewater an appealing and attractive neighborhood you're proud to call home.

The Association's responsibility in regards to enforcement of the covenants is to notify a property owner if he/she is in violation. It is the property owner's responsibility to comply with the covenants. If the violation is also a violation of the City of Troy's Ordinance, the Association may report the violation to the City of Troy. In extreme cases, where the community as a whole is affected, the Association does have the right, but is not obligated, to legally pursue compliance.

### ***Covenant Highlights and Reminders:***

1. Per Article III, Paragraph 3.3, the Board of Trustees is empowered to collect, and the members are obligated to pay, annual dues of \$250 for the maintenance and improvement of the development areas. The Board is allowed to set the dues payment date and has such set the **due date each year at March 31** based on expense requirements.
2. Per Article V, prior to construction of any fence, outbuilding or major landscaping project, property owners are required to submit a detailed written proposal to the Association for approval. **Approval of the Board of Trustees is required before construction can begin.** Visit the website or email the Board for detailed information.
3. Per Article VII, Protective Covenants and Restrictions, all lots (properties and structures) **must be maintained in a neat and attractive manner at all times.** This includes but is not limited to mowing, weeding, power washing and /or painting of main/secondary structure, and removal of any excess undergrowth, rubbish or trash.
4. Per Article VII, due to the above maintenance issues and requirements, the Association discourages outbuildings and detached structures, certain types of fencing, and flag poles. However, the Association Board of Trustees will review proposals from owner members as long as proposals are submitted per the requirements and specifications noted in the covenants, conditions, and restrictions. Again, owners must upkeep and maintain these items at all times.
5. Per Article VII, Paragraph 7.6, Garbage Containers to be kept in a clean and sanitary condition and, except for days of trash pick-up, are to be **stored and maintained out of sight of the road and adjacent neighbors.** Several members are currently in violation of this covenant. Use of shrubbery, fencing to screen containers from sight is allowed.
6. Per Article VII, Paragraph 7.8, **signs, billboards, and advertising structures are not allowed** on Edgewater properties except for a) builder/contractor signs during construction, b) relator sign during house/property sale, and c) developer's (development) sign advertising the development (e.g.; annual community garage sale). Reminder that **no political signs are allowed during any election cycle.**
7. Per Article VII, Paragraph 7.18, Recreational Vehicles of any type (RVs, campers, boats, water craft, jet skis, canoes, kayaks, etc.), trailers and/or commercial trucks **cannot be parked on an unenclosed area of your property.** The Board of Trustees grants a **temporary allowance** for parking of these type of vehicles in an unenclosed area of your property (not on the street) for a **period of no more than 48-72 hours.**
8. Per Article VII, Paragraph 7.19, **on-street parking is not allowed, except for special occasion and only for a period of no longer than 24 hours.**
9. Per Article VII, Paragraph 7.28, the Association has designated the original installed mailbox/mail post design as the development standard. White post with black mailbox. The Board will allow replacement mail posts without newspaper slots. Upkeep, maintenance is the owner's responsibility. If replacement is required due to age, wear, etc., the replacement mailbox and post must meet US Postal Service specifications and City of Troy Ordinances.
10. **No above ground swimming pools** (except one temporary children's wading pool not exceeding 49 ft<sup>2</sup> x 16" H).
11. Please confine unleashed pets to your property. Please pick up after your pets while using the common areas or walking your pets through the neighborhood. Please refrain from feeding the ducks, other wildlife in our area.