



# Edgewater Beach Resort

c/o Vacation Resorts International  
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Hyannis, MA 02601

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## Edgewater Beach Resort

Summer 2017

### MESSAGE FROM THE BOARD

Welcome to our Summer 2017 Newsletter! We hope you are enjoying the summer.

The much anticipated pool project has been completed. We sent a thank you to the GM's and Boards at the three resorts who so generously accommodated our guests at their indoor pools during the prolonged renovations.

We've moved on to planning and executing the other projects included in the Special Assessment as well as continuing to address the ongoing needs of the Resort including its infrastructure. You can read all about the details inside.

We had a nice crowd at this year's annual meeting even though Mother Nature didn't cooperate. It poured and poured. We thank all those who took the time to attend and join us for lunch afterwards. We hope even more of you will come in the future. Many of the items discussed that day are included here for all those unable to join us in person.

Just another reminder to beware of the scam artists out there...This writer appears to be a magnet for the mailings and the callers offering free dinners and trying to persuade me I need to hear them give me an update about the Resort and more. Please do not pay anyone upfront for anything, don't take any action without first checking with the Resort by talking either to our General Manager or to our management company VRI. They can help you sort out the good guys from the bad and provide you with any guidance and assistance you may need.

Last, but not least, the Board will be reviewing and approving the 2018 budget in August. Look for the invoice which will contain both your 2018 maintenance fees and your 2018 installment payment for the Special Assessment (unless you've already paid the Special Assessment in full). The invoices will be out in late August or early September.

On behalf of the Edgewater Board of Trustees,  
Marcia Svetkey, Chairperson

### 2017 Election Results

The ballots have been tallied and the results are in! Congratulations to the incumbents, John Winston and Dottie Fulginiti, who were reelected, each for another 3 year term.

The Board encourages all owners to participate each year, so remember to get your vote in and urge your fellow owners to participate as well.

**We need your vote! Ballots Issued: 2,753 Ballots submitted: 570**

INSIDE THIS ISSUE: Resort Update

Insert: Annual Owners Meeting ■ Owner Mailings ■ Special Assessment ■ Facebook Finance and Planning ■ Value Added Program and Resources  
TripAdvisor ■ Stay Connected with Resort News and Finances



**BOARD OF TRUSTEES**  
Marcia Svetkey, Chairperson  
Dottie Fulginiti, Vice Chairperson/Treasurer  
John Winston, Secretary  
Tom Conners, Trustee  
Dennis Ducharme, Trustee

**EDGEWATER BEACH RESORT** (508) 398-6922  
Fax (508) 760-3447  
Website: [www.edgewaterapcodma.com](http://www.edgewaterapcodma.com)

**EDGEWATER BOARD OF TRUSTEES**  
Email: [board@edgewaterapcodma.com](mailto:board@edgewaterapcodma.com)

**VRI OWNERS SERVICES**  
Assessment Billing and Collections (508) 771-3399  
(800) 999-7140  
Monday - Friday 8:00 a.m. - 4:30 p.m.

**VRI RESERVATIONS** (800) 228-2968  
Rentals, Vacation Tyme® Bonus Time (866) 469-8222  
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**EXCHANGE INFORMATION**  
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RCI (877) 874-3334  
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# RESORT UPDATE

I first want to say thank you to everyone for such a warm welcoming to the Edgewater. It has been a pleasure to meet everyone through the first half of the year, and I very much look forward to getting to know everyone else as time moves on. I am happy to say that the 2017 season is in full-swing and we are having a wonderful season thus far! This has been a very busy first half of the year, and a number of wonderful upgrades have been completed at the Resort.

As we all know, the use of the Special Assessment funds began recently. This past winter the first phase of the renovations was completed with the outdoor/indoor pool and spa for which we continue to receive rave reviews. In addition to the pool renovation, other changes have been made around the Resort for which we have also been getting some positive feedback! The following improvements have recently taken place:

- Pool Project
  - Mechanical/Pump Room Construction
  - Pool Bathroom
  - Dehumidification System
  - Heating System
  - Electrical Panel
  - Indoor Pool Shower
  - Outdoor and Indoor Pool Renovations
  - Lighting/Telephone
- Septic System/Leaching Field
- Landscaping & Putting Green
- Fence Replacement
- Units 108/208 Patio & Deck Replacement

## Pool Project

The indoor pool renovation included all items listed above. The old pool and pool decking were removed completely, and new structures were formed to separate the indoor and outdoor pool, as well as totally redo the indoor hot tub. All new plumbing lines were run, including skimmers, return lines, and main drains for each body of water. New decking was then poured around both pools in a stamped concrete pattern which is both aesthetically pleasing and not as slippery as standard poured concrete.

This project also included the installation of a bathroom inside the indoor pool building, as well as construction of a connecting pump, mechanical, and electrical room. The pool building now has an ADA compliant bathroom, along with a new indoor pull shower, and also doubles as a changing room for day-use owners. All mechanical equipment is now housed in a connecting room which abuts unit 118/218 and the pool building. This is where all indoor pool equipment, heaters, pumps and filters are now housed. This separate room will ensure that humidity and chlorinated air do not damage the equipment over time. The outdoor pool has its own set of equipment and operates independent of the indoor pool.

Atop the pool bathroom sits two dehumidification systems, as well as a hanging heater. These systems cycle air throughout the room and prevent stagnant air from settling at the pitch of the roof. Humidity is a problem for glass structures such as ours, but with this system the temperature in the building should remain just above the heated temperature of the indoor pool, which will prevent evaporation and will help maintain proper balance of pool chemicals. New LED lighting was also installed around the perimeter of the indoor pool, providing an energy efficient solution for evening lighting.

## Septic System/Leaching Field

In concurrence with the pool building construction, a new septic system and leaching field was installed in the center of the courtyard. In doing so the old putting green had to be removed as the leaching field currently lies underneath where it was previously located.

## Landscaping and Putting Green

This gave us the opportunity to redesign and build a new putting green, as well as rethink its positioning. The putting green was moved down as close to the ocean as possible, turned it 90 degrees, resulting in a gain of an additional 3,000 square feet of lawn space. The grass has taken wonderfully to the new loam that was provided by the construction company and the feedback has been fantastic about the new look to the courtyard. The new putting green is getting a lot of action from both children and adults.

# WELCOME TO THE BEACH FRONT

## Fence Replacement

Some other items that needed immediate attention were the fence in front of the property and the deck to unit 208. The fence runs a stretch of over 120 ft. and was in very harsh condition. High winds this winter almost took it down multiple times. So we decided it was time for an upgrade. A new vinyl picket fence has been installed in the same location as the old fence, but the vinyl will last far longer and will require zero maintenance.

## Units 108/208 Patio and Deck Replacement

The final big item that was addressed in the first half of this year was the deck for unit 208. This deck was structurally no longer sound. It was determined that it needed to be torn down and rebuilt. The same builder that built the pool bathroom and connecting building also rebuilt this deck. By securing contracts for both jobs with them, we saved 10% on the total cost of each project.

## Completion Goals

The first half of the year was very eventful to say the least! We are actively working this summer to come up with a plan for all the remaining work included in the Special Assessment. We are hoping to soon complete the insulation phase of the project. Through the Mass Save program, it appears that we will qualify for government energy efficiency grant rebates between 75% - 100% of the total cost of installation! The goal is to complete all renovations with the exception of the interior remodels first. Then the remaining budget can be distributed to the rooms accordingly. We currently hope to have interior renovations take place over a two year span, starting in the fall of 2018, with completion in the spring of 2020.

In an effort to reduce energy costs and water consumption, the mid-week housekeeping services have been reduced to a once-per week trash and towel service. This initiative was implemented in the Spring of 2016, and we are still actively following it today. If you need replacement towels during the week, please exchange the used towels for new ones at the front desk.

## In Other News

Pool towels are now being provided to each unit. The number of towels per room is based on the unit size. The Studios and One Bedroom units are stocked with four (4) pool towels, and the Two Bedrooms are stocked with six (6). Please note that the pool towels are not intended for beach use as the sand may cause damage to our commercial washing machines. We encourage you to bring your personal beach towels with you during your stay!

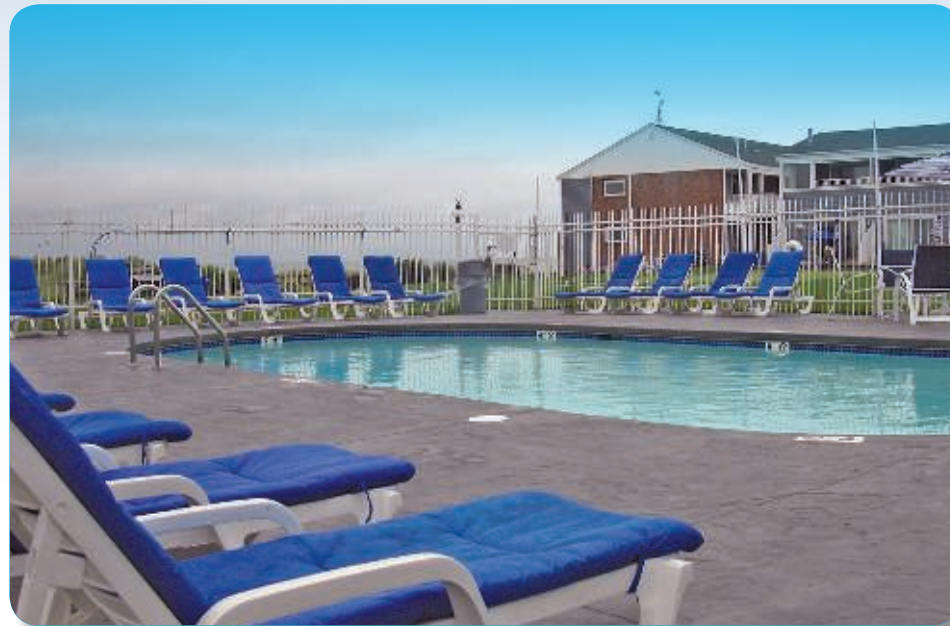
As a reminder, chaise lounge chairs are provided at the beach, but not folding beach chairs. Please keep in mind that the high tides come in further each year and space is limited on the beach and only so many lounge chairs can be provided. Bringing your own chairs will guarantee you have a seat and there will be space no matter what time you head down to the beach!

Last but not least, we continue to experience problems with the air conditioning (AC). Engineers are being consulted to determine what action needs to be taken to fix the AC system correctly once and for all. In the meantime, a number of rooms have temporary window ACs and fans. The central AC system runs off of cold water chillers and only works correctly if everyone makes a coordinated effort to keep windows and doors shut when in use. Many people enjoy the fresh air, and we are happy that you do. However, if doors and windows are open to enjoy the breeze, please make sure the AC system is turned off at the thermostat so that it is not working overtime to compete with the outside air. This will ensure that your neighbors are comfortable and that your room will cool down when and if you decide to turn the AC back on.

Should you have any questions, please contact us at any time. Thank you all very much. We look forward to seeing you soon!

On behalf of the entire Edgewater Beach Resort team,

Clayton V. Walsh  
Resort General Manager



# Annual Owners Meeting

The 8th Annual Owners meeting was held on Saturday, May 6, 2017, at the Dennis Senior Center, South Dennis, MA. Due to rain, the owners' lunch was also held at the Senior Center following the meeting with well over 65 owners in attendance. The annual meeting minutes are available online by visiting [www.edgewatercapecodma.com](http://www.edgewatercapecodma.com) or you may send a request to [clayton.ebrgm@gmail.com](mailto:clayton.ebrgm@gmail.com) for a copy to be emailed to you. Thank you to all the owners who attended. Please consider attending next year. It's your opportunity to get a detailed firsthand update on what's happening at EBR.

## Owner Mailings



Going forward, all resort business will be conducted via US Postal Service which will include the Summer and Winter Newsletters, the latter of which includes the Call for Nominations to the Board, the Fall billing, the Notice of Annual Meeting/Election materials.

Owners may request to receive materials via email, too, but not in place of receiving hard copies via US Postal Service.

## SPECIAL ASSESSMENT

As a reminder: Each owner was billed the Special Assessment last September which included the first installment/the total Special Assessment as follows: Studio \$200/\$560, One Bedroom-\$301.49/\$819.49, and Two Bedrooms-\$401.73/\$1,141.73. Owners were given the option to pay the first installment in 2016 or to pay the total amount. If the total amount was paid, then those owners will only receive a maintenance fee bill over the next two years. All other owners, those who paid just the first installment, will be billed the second and third (final) installment along with the yearly maintenance fee in September of 2017 and 2018.

Please budget accordingly or call VRI Owner Services to arrange a payment plan (800) 999-7140. Check out the rest of this newsletter for information on the plans and the projects already completed with the Special Assessment funds.

## Facebook

## Finance and Planning

Help us grow our Social Media coverage at Edgewater Beach Resort  
By increasing our presence on Social Media, we can increase ownership, revenue and the bottom line financially.

A 30-year Reserve Study was prepared in 2016 to assist the Board and Management in planning for routine yearly maintenance and improvement projects over the next 30 years, e.g., fence replacement, septic system replacement, etc. The Reserve Income which is incorporated in your yearly maintenance fees is what funds those projects each year.

### Log into Facebook and Like us:

Edgewater Beach Resort  
Dennisport, MA

Share your family photos, too



Visit us on  
**Facebook**

The following projects, however, are being funded separately by the Special Assessment and will be accomplished over the next five years:

- Unit Renovations
- Furniture
- Case Goods
- Window Treatments
- Lighting
- Kitchen Renovations
- Bathroom Renovations
- Insulating the Buildings
- Slider Replacement
- Beach Access

# VALUE ADDED PROGRAM AND RESOURCES FOR OWNERS

As an owner at a VRI managed resort, owners at Edgewater Beach Resort have many great programs and resources available. Please visit [www.vriresorts.com](http://www.vriresorts.com) for more information on the following:

## Vacation Programs:

- Trading Places International
- Interval International
- RCI Weeks and Points
- Bonus Time and Vacation Tyme®
- VIP Owner Discounted Rates
- VRI e-Guest Program
- Owner Rental Program



The VRI Vacation Programs offer owners at VRI managed resorts more options and convenience than ever before. Maintenance fees can be paid on line and payment plans are also available through the Owner's Portal online at [www.vriresorts.com](http://www.vriresorts.com).

## How was your visit?



When you get home, please share your opinion of *Edgewater Beach Resort, Dennisport, MA* by submitting a review at:

[www.tripadvisor.com/reviewit](http://www.tripadvisor.com/reviewit)  
Thank you for your honest feedback!



## Stay Connected with Resort News and Finances

Sign up with Clayton Walsh, General Manager, for resort news and email notifications sent to you through Constant Contact.

View the Resort's website monthly to get Board meeting minutes and Monthly Financial Reports. Both documents are posted online at [www.edgewatercapecodma.com](http://www.edgewatercapecodma.com) in the owners' information page. Please be patient as we work on renewing, refreshing and updating our website.

Owners are encouraged to communicate ideas and issues by sending an email to the Board at:

[board@edgewatercapecodma.com](mailto:board@edgewatercapecodma.com)

All emails are considered and receive a response.