



“A Website of Our Own”

**Let's Enjoy Our New Website — It Reduces Cost, Requires Accountability, Communication, and Improves the Marketability and the Value of Our Homes —
at http://www.neighborhoodlink.Com/Edgewater_Gardens**

Let us start with two quotes from a great American writer, artist, and philosopher Elbert Hubbard (1856 – 1915). “To avoid criticism, do nothing, say nothing, be nothing. “The recipe for perpetual ignorance is: Be satisfied with your opinions and content with your knowledge.” Followed by two quotes from Abraham Lincoln (1809 – 1865, 16th President of the U.S. “You cannot escape the responsibility of tomorrow by evading it today.” “You can fool some of the people all of the time, and all of the people some of the time, but you cannot fool all of the people all of the time.”

On April 28, 2011, we assumed the trusteeship of an investment estimated at \$11,261,000. As of that date, the developer had sold 96% or 104 out 108 units. The 104 units sold and the remaining four unsold units were the responsibility of the Trust, on behalf of the Association of Unit Owners or us.

Soon after April 28, 2011, our investment as owners took an unprecedented value decline of nearly 50%. As owners, we need to deal with the problem directly and use our new website as a medium or venue for ensuring best overall practices and accountability, reduction of cost, good communication, and the marketability and value of our homes.

These good things will not happen by us simply doing nothing. The estimated investment of \$11,261,000 is the amount we paid as owners to the Developer. We own from the studs in but we really paid for everything from the studs in and from the studs out, including the land. The Edgewater Gardens Condominium Trust embodies all of these.

Edgewater Gardens Condominium Trust



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The governing documents do not wave our need as owners for an office and office hours, but we have neither an office nor office hours. Our website, to some degree, can ameliorate the need for an office and office hours and reduce cost, but it would not alter the mandate in M.G.L. Chapter 183A, the Declaration of Trust and the Master Deed. Trust in a receivership? Edgewater Gardens Condominium Trust is under the jurisdiction of the Massachusetts Attorney General, with receivership possibilities. Therefore, as owners we are not alone.

How to access our website: Type the URL http://www.neighborhoodlink.com/Edgewater_Gardens and click “Search.” The first entry on the displayed window should be Edgewater_Gardens Condominium Trust. If that is not the case, type the URL on your browser and click on the search icon. If that does not work, you are probably doing something wrong. I have successfully access our website via my desktop, laptop, and to my surprise, through my wireless Nook Color Tablet. The website’s Home Page is as shown on the first page of this newsletter.

Two-condominium trust served as prototypes for our website, the Drummers Farms Condo Trust, Acton, MA and The Landing at South Park, Fall River, MA, which is a water front condominium. Both are upscale condominium trusts. In addition, I looked at the new website for Doverbrook Estates Trust, Chicopee, MA. None of the three websites rises to the level of our website. (Doverbrook’s 2012 operating budget is exemplar and I posted it under “Our Info,” “Newsletter Archive.”

Look at the uploaded documents and features of our website.

The Website Home Page has 6 Headings:

Home Page, Our Info, Discussions, Calendar, Pages & Links, and Meet Your Neighbors. Click on “Our Info” and a page displaying a Google Interactive map and a picture of Edgewater Gardens appears. This page also allows us to post our newsletter. The map shows the sketched area of Edgewater Gardens. In addition to the **Map View** option, there are the **Satellite** and the **Hybrid** views, where you can see the actual buildings and street names. This is an excellent and sophisticated feature for marketing Edgewater Gar-

dens.

The third heading, “**Discussions**,” requires users to register with their own **User Name**, and **Password**. Once you are registered, you can raise issues, share information, ask questions, or answer questions posted by other owners or residents. Our comments should reflect the character of ownership.

The fourth heading, “**Calendar**,” allows you to post upcoming important events. If you already have a **User Name** and **Password**, click on **Calendar**, then on **Add an Event**, enter your **User Name** and **Password**, then write and post the event. You only need to register once for all the features that require a **User Name** and **Password**.

The fifth heading, “**Pages & Links**,” allows you to view and/or download important documents, and connect to the links without the use of a **User Name** and **Password**. Only the website editor can edit or delete these documents and links. All the documents are in pdf format and your PC must have Adobe Reader, which is a free download from Adobe Acrobat.

Pages & Links has two columns, Left and Right **Documents & Pages, Left Column** and **External Links, Right Column**.

Left Column -- Documents and Pages, we have eight subcategories, with more likely coming.

1. **Contact Information**, which list the current members of the Board of Trustees
2. **Governance Documents**, containing our Declaration of Trust, the Master Deed, a sample Section 6(d) letter, and Onsite Management Owners/Renters Registration Form. It cost me \$76 to obtain certified copies of the Declaration of Trust and the Master Deed from the Hampden County Registry of Deeds.
3. **Property Insurance** (We Need a Copy of the Master Insurance Policy)
4. **Financial Documents** (It only posts the fiscal documents presented during the Turnover meeting of April 28, 2011, and our estimated revenues for 2012, which I prepared. We look forward to receiving all the missing fiscal documents from Mr. Chartier)

5. Samples of Best Practices Condo Financial Documents

- A. Sample Condo Balance Sheet and Profit & Loss Statements
- B. Sample Estimated Actual, Approved Operation Budget
- C. DEMO/Sample Monthly & Annual Budgets (2008—2009)
- D. DMO/Sample Budgets Compared to Actual & Recommended Budgets
- E. DEMO/Sample Journal of Fiscal Transactions
- F. DEMO/Sample History of Checks with Invoices Paid

6. Meetings and Minutes of Meetings

- A. Recap of Trustees’ Meeting of June 2, 2011 (There are no postings of agendas of meetings or minutes of meetings. Nonetheless, we look forward to receiving them from Mr. Chartier.)

7. Newsletters —

None posted at this time, but coming soon.

8. Holyoke, MA Recycling Information —

The 2011—2012 recycling information posted

Right Column -- Links -- You are just a click away from your destination. (We have 9 subcategories with a total of 40 links)

1. United States Government

- A. The White House
- B. The U.S. Senate
- C. The U.S. House of Representatives
- D. The U.S. Department of Justice
- E. Internal Revenue Service (IRS)
- F. U.S. Social Security Administration

2. Massachusetts Government

- A. Chap. 183A, Mass Condo Law
- B. Mass. Attorney General’s Office
- C. Hampden County DA
- D. Office of Consumer Affairs
- E. Massachusetts Government
- F. Mass. DOT/Registry of Motor Vehicle

3. City of Holyoke Massachusetts

- A. Government City of Holyoke
- B. Holyoke, MA Police Department

4. Medical Issues

- A. Holyoke Medical Center
- B. Baystate Medical Center
- C. Cooley Dickinson Hospital
- D. Mercy Medical Center
- E. Understanding Your Lab Tests

5. National and International Travel (Rail & Air)

- A. U.S. Department of State (Passport/Official Forms)
- B. US Passport Application Online (Non-US Dept. of State)
- C. Bradley International Airport
- D. Amtrak (Rail Travel)



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6. “How To” Links

- A. eHow
- B. Kelley Blue Book
- C. About.Com (Need Know Accomplish)

7. Social Networks

- A. Facebook
- B. Twitter
- C. YouTube

8. Educational Links

- A. Great Schools
- B. Khan Academy
- C. Holyoke Community College
- D. Mount Holyoke College
- E. Smith College
- F. University of Massachusetts, Amherst
- G. Hampshire College
- H. Western New England College
- I. Springfield Technical Community College
- J. American International College (AIC)
- K. Springfield College

9. Massachusetts Website Directory: Employment & Careers

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Additionally, if you scroll down on the Home Page, you will find another important feature, “Edgewater Gardens Condominium Trust Real Estate and Home Values.” Just enter your street address, state and zip code, and you will get the instant market estimated value of your home.

