



The Inside Edge

*A Quarterly Neighborhood Newsletter
for Residents of Water's Edge/Woodlands/Spencer's Landing*

Volume 2: Issue 1 Spring 2023

President's Letter

Hello everyone!

I'm glad we made it through the winter and look forward to the spring and summer seasons. Much progress has been made at the HOA, with our newly refreshed indoor area and the modifications to the pickleball reservation process working quite nicely. If you have not seen the new art on the walls, I would encourage you to make a trip down and see the images; they are quite stunning.

Bob and his team are hard at work getting prepared for the outdoor season, and we are hopeful to have our building permit in hand soon for the larger renovations.

As always, the community wouldn't be what it is without the active participation of our residents and the tireless work of the Staff, and I would like to thank you all.

Looking forward to the sun and pool season,

Jason Mazzotti
HOA Board President



2023

ACC/HOA Board Meetings

May 10 (ACC/BOD)
July 15 (Annual Meeting)
September 13 (ACC/BOD)
Nov 15 (ACC/BOD)



Celebrate Earth Day

April 22

9:00 a.m. - noon

*Join us for
the Annual Spring Brunch*

May 13

10:00 a.m. - noon

*Participate in the
Community Progressive Dinner*

June 10

5:30 p.m. on!

*Time to Declutter!
Annual Garage Sale*

June 3

9:00 a.m. to 3:00 p.m.

Watch for more announcements!

Bob's Lane

Editor's Note: As part of our quarterly newsletter, General Manager Bob Lane shares some thoughts on current news and events in the community from his unique perspective.



Spring has arrived and although it has not necessarily felt like it, warmer weather, spring flowers, and some green to replace the widespread brown of winter are starting to take hold. We have so much to look forward to! The staff is busy preparing for the warmer weather. Picnic areas, the beach, and pool are being prepped, the bocce court will receive a spring touch-up, and fire pits and sitting areas are being tested and readied for what will no doubt be a busy season.

The docks should be arriving soon and after some spring maintenance and settling of posts, they should be ready to open by late April. This year, boat owners should expect to see a continuation of dock board and cleat replacement. A new dock committee is expected to be initiated this spring and, hopefully, that committee will provide valuable feedback for future developments at the marina.

Budget preparations are well underway. Management and the Treasurer have created several versions of a budget. Those variations have been presented to the Finance Committee for their review and recommendations to the Board. The Board will then consider those recommendations and develop a final draft budget for review in May and the Board vote. I would like to thank everyone involved for their comments and edits.



Speaking of giving thanks... I would like to say a special thank you to the Design Committee and specifically those involved in the community photo collection and selection for the gallery look at the clubhouse. The selections show off so much of what Water's Edge has to offer. Great work, Lisa Constantino, for your leadership and, along with Ilene Angarola, Pam Kosky, and Dave & Theresa Fingerhut, for completing the task and arranging for the large canvas prints. The whole project has been a wonderful success. Neighbors, if you have not been down to see the improvements yet, you are in for a treat.



Lastly, the permit for our expansion project has still not been granted by the City. Just when we thought we were at the finish line, one last obstacle was delivered. The Engineer contracted by the HOA has answered that request and now we wait-- hopefully for the last time. This has been a long and frustrating process. We thank you all for your patience while we have worked through it.

Enjoy your spring! We hope to see you all soon.

Fabulous Community Fun

Our community is so dynamic, with residents volunteering to host a variety of activities. Here are some photos of our winter and spring activities: the Open-Mic Night, Bingo, and Aqua Zumba. We look forward to more community members volunteering to keep us busy in the months ahead!



An enjoyable Open-Mic Night



Bingo!



Staying fit at Aqua Zumba

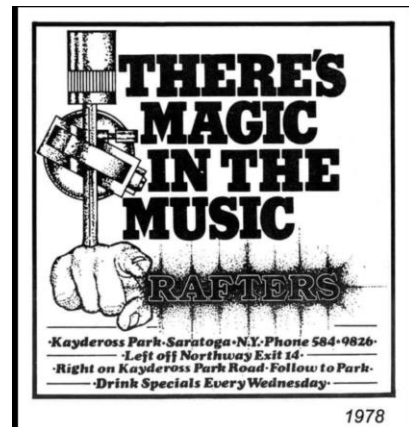
~ Submitted by Community Members

The Way We Were: “The Rafters” Discotheque

This is the fifth in an ongoing series of articles featuring the rich history of our neighborhood. In our first issue (spring 2022), we reminisced about the Kaydeross Amusement Park that once stood on the property that is today the Water’s Edge community.

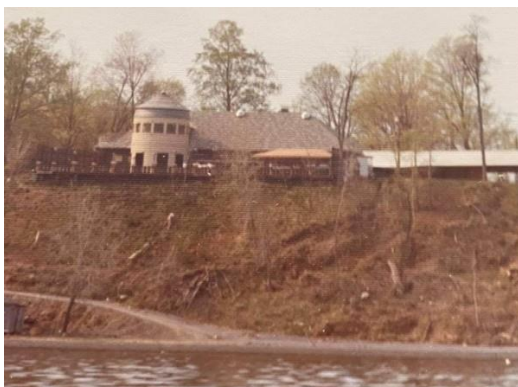
It was almost 22 years ago, and my husband Lorin and I were meeting with our builder in the empty lot that was soon to become our beautiful townhouse on Cliffside Drive. As we stood there near the edge of the cliff, enjoying the view of Saratoga Lake, our builder informed us that we were standing on the former location of the famous Rafters disco dance club. Suddenly transported back in time, vivid memories of The Rafters came flooding back to me. For those of you who may not be familiar with what was one of the most popular dance clubs in the Northeast, here is a little bit of background:

In a February 2021 issue of *Saratoga Living* magazine, Don Hamilton, a disk jockey at The Rafters in the 1970’s, reminisced about his time at the dance club. He remembers that the place was so big, on summer weekends as many as 1,500 people would arrive and start dancing around 9:30 p.m. and stay right up until 3:00 a.m.--not surprising since the drinking age in the 1970’s and early 1980’s was only 18!



1978 Rafters Poster

Still other memories of The Rafters were provided in an article written by Carol Godette for the Spring 2019 issue (March 27) of *Simply Saratoga* magazine. In her article, Carol writes that with the resurgence of Saratoga in 1973, the owners of Kaydeross Park (now the Water’s Edge property), Bobby D’Andrea and Walter and Gen Wrobel, expanded the Park to include a half mile of waterfront access. It was at that time that the Wrobel’s son, Greg Wrobel, an architecture student at the time, asked if he could design and build a nightclub with sound and lights on top of the hill, 40 feet from the edge of the cliff overlooking Saratoga Lake. He got his approval and re-designed the 1940’s dance hall and recreational facility on his parents’ property that became The Rafters. And the rest, as they say, is history.



The Rafters from Saratoga Lake

In his 2019 interview with Carol Godette, Greg shared *his* memories of sometimes as many as 2,000 people coming to the club on Wednesday, Friday, and Saturday nights, especially during track season. Security was never a problem, said Greg, because his head of security, William Burns, and his staff, ensured the safety of the patrons. Fighting was never permitted, and everyone knew that the consequences would mean a lifetime of banishment from the club.

The atmosphere, with its laser lights, fog machine, and 25-foot diameter circular glass dance floor that lit up, was, as Greg put it, “quite a sight.” The upstairs of the building served as a restaurant and wedding venue, overlooking the lake, and two spiral staircases led up to the multiple balconies which “hung” from the rafters, reinforced by steel and wooden beams. Also hanging from the rafters was Greg’s old BMW motorcycle, which took him across the country back in the 1960’s.



The Rafters Dance Floor

Now, more than 35 years after its closing, former fans of The Rafters still post memories on The Rafters Club Facebook page, the source of the photos included with this article. For other early photos of The Rafters, you might want to visit the Saratoga History Museum in Congress Park (see the George Bolster Collection). As for me, on warm summer evenings, when I stand on my deck on Cliffside Drive enjoying the same view of Saratoga Lake that I remember admiring from the deck of The Rafters, I can almost hear the Bee Gees singing “Staying Alive,” once again. Or is it Donna Summer singing her 1978 hit, “Last Dance”?

Postscript: It is with much sadness that we share the news of Greg Wrobel’s passing shortly before this article was written. Please see www.burkefuneralhome.com to read the full obituary (listed under “W. Gregory Wrobel”). A celebration of Greg’s life, to be held in July 2023, will include, according to the obituary, “two of the things he loved, mirror balls and disco music.” Also of note, Greg’s Mom, Gen Wrobel, passed away last fall, just short of her 100th birthday. Gen was a long-time resident of Water’s Edge. With their connections to the Kaydeross Amusement Park and to The Rafters, the Wrobel family, including the late Walter Wrobel, has had a lasting impact on the thousands of people who share many happy memories of both the amusement park and The Rafters. They will be missed.

~ Submitted by Laurie Wellman

Pictures Pictures on the Wall...

If “WOW!” was the first word you uttered or thought the last time you went to the clubhouse, it’s very likely you’ve been there in just the last couple of weeks. If so, you certainly wouldn’t be alone in exclaiming with awe and pleasure at the tremendous difference made by a dozen canvas prints.

And these are not just any prints—they reflect the work of nine gifted people—eight of them your neighbors and one from our Water’s Edge staff. The source of these beautiful pictures was the photography submitted to the Interior Design Committee in response to an invitation sent to all HOA residents requesting your best shots.

To say the committee was overwhelmed by the response would be an understatement: More than 365 photographs were submitted by 34 people in all! Given the quantity and quality of the photographs received, and the wall space available to place them, selecting the best of those submitted was a real challenge!

In reviewing the photographs received, several key factors were considered. Naturally, the committee sought to achieve a balance of subject matters; it also wanted all four seasons to be represented in the mix. Yet another important factor was the ability of the photographs to be enlarged and reproduced clearly on canvas; many of the entries, though quite beautiful, were too small to reproduce well. The committee also wanted the photos to feature our HOA’s surroundings; thus, off-site photos were eliminated from consideration, no matter the quality. Another important factor was the actual space where wall décor was needed—some spaces called for vertical shots, while others for horizontal.



After four lengthy meetings, the committee narrowed the field to 55 entries. Additional meetings have since been held to further narrow down the list. While five stand-out photos were initially selected, seven more were recently added, and two more were selected in just the last two weeks. In addition to the community room, the breezeway, and the kitchen, the committee anticipates featuring three more photos in the community room, and a few more when the expansion and renovation are ultimately complete.

In addition, the Committee plans to create a coffee table book to include all 55 of its favorite entries, which will give credit to the photographers—and credit is certainly due!!

In the meantime, the first five photographs selected, in alphabetical order by photographer, were as follows:

<i>One Very Colorful Turtle!</i>	Judith Archibold
<i>Rocks, Water, Sunset</i>	Dave Fingerhut
<i>Sun, Sand, & Snow</i>	Bob Lane
<i>Skater on the Lake at Sunset</i>	Jean Tarrant
<i>Swirling Circles on the Lake</i>	Holly Vegas

The prints made from these photos are featured on the walls of the community room in its current configuration. The following photographs were then chosen to grace the breezeway and the first walls you face as you enter the community room:

<i>Fall Fireworks</i>	Dave Brockenbaugh
<i>Crews on the Lake at Sunrise</i>	Dan DeFedericis
<i>Snow-Covered Kayaks</i>	Dave Fingerhut
<i>Rainbow w/ Swimming Pool</i>	Dave Fingerhut
<i>Autumn Reflections</i>	Paul Hind
<i>The Point</i>	Bob Lane
<i>Winter in the 'Hood</i>	Tom Molloy

The two photos most recently chosen were submitted by Stacey VanMarkwyk and Holly Vegas: “*Pollinators’ Garden*” and “*Sunflower*,” respectively. These are in the process of being matted and framed and should soon be gracing our kitchen walls.

We are grateful to each of these photographers and to all who participated. There’s a lot of talent in our community, as well as natural beauty, and we are thrilled that those who captured it were willing to share it with us!

Special thanks are also due to Board member Kathy Evans, who first mentioned it might be nice to feature photographs taken by local residents, rather than purchase wall décor, as part of the clubhouse renovation. The committee also wishes to thank Dave and Theresa Fingerhut for their able assistance and for the instrumental role they played in facilitating the review of 365 photographs. Dave is a professional photographer and, in addition to sharing his time and knowledge, he has shared his talents with the committee and our community as well.

~ Submitted by Ilene Angarola

Note: The author is a member of the Interior Design Committee.

Saratoga Springs East Side EMS/Fire Station Update

Here is continuing information on the exciting new EMS/Fire Station that will soon be serving our community.

Stop by to see the progress on the new Eastside Fire/EMS station! The physical building may open this summer (July) or may need to wait until fall (September). Construction is scheduled to be completed by the end of June. Given supply issues, the arrival date of a required specialized generator changes frequently. The station may open with a temporary portable generator, but decisions are still being made as to the most cost-effective option for opening.

Adequate staffing for the station is critical. The in-house fire-training program began on March 27 at the Wilton Fire Station on Ballard Road. Not all 16 new firefighter positions have been filled yet, pending clarification of required eligibility criteria. Most of the candidates will need a year to complete paramedic training in addition to the fire training they are currently receiving.



Commissioner of Public Safety Jim Montagnino indicates that the station will begin operations this year. However, at this time, it is uncertain if the station will be fully staffed. It will be a while before the staffing or budget conditions are met to operate all three city fire stations fully equipped with engines and ambulances at each site. The Department will continue to move forward on ensuring that sufficient staff is available to fully operate the station as planned.

~ Submitted by Dennis McGhan

KYC: Know Your Community Amenities

Among our community's most appealing features are the many amenities it offers for recreation, leisure, and just plain R&R. You'll find just some of those amenities by solving the following puzzle (also known as a "cryptogram"), which uses a simple letter-for-letter substitution code (e.g., I=K, R=A). The same substitution code is used throughout. To help you get started, the first of the amenities has already been de-coded; have fun figuring out the rest, and if you need a hint, the code and the answers are on page 14. NOTE: You will likely find it easier to print out this page in order to play along.

KAYAK LAUNCH

I R Z R I S R V H B N

O X B B T O R S S B X V U F

M U G D R F T O T R B N

G B T C I R F G H A U G H I

M K B I S T O R S S S T R A V T

M R U F Z U X X P

O R U O T B V T M G F C

R E G U X H E R B I B N R G U C

G H E X X U M X X S

S X B I T U U X X P C

~ Submitted by Ilene Angarola

Your Community at Play: Game Night

The weather outside might be frightful, but the company's delightful, down at the clubhouse on game night. Since January, game nights have been held in the clubhouse on the first and third Fridays of each month, from 6:30 to 8:30 p.m. It's a great opportunity to get together with your neighbors, and maybe even make some new friends. Anything goes – from card games to board games to mahjong. Some playing cards and games are provided, but participants are also welcome to bring their own. You are also encouraged to bring refreshments to share with your fellow players. The next game night is scheduled for April 21st. Sure hope to see you there!



~ Submitted by Laurie Wellman

Rowing on the Lake - Then and Now

If you live in Water's Edge, on Saratoga Lake, the first sign of spring is not when they yank a large, furry critter out of its lair to predict the weather; and it's not when the crocuses start to pop up from under the snow. Our sure sign of spring is when the ice on the lake melts and we hear the sound of oars slapping the water; it's when we see the return of rowing crews gliding along in their long, narrow racing boats; and it's when we see their coaches in motorized launches zipping in and out alongside the boats during practice, barking directions at the rowers. That says spring! And it has said spring since as far back as 1874, when as many as 40,000 people lined the shores of Saratoga Lake to watch the college regattas.



According to an article by Lorraine Skibo, an author and avid competitive rower, rowing was the first college sport in America. The amateur, professional, and college regattas on Saratoga Lake in the late 1800's were inspired by John Morrissey as an enhancement to the track and casino attractions that brought people to Saratoga Springs during the summer months. There was fierce competition, too, with betting pools and silver trophies. The concept of official college colors reportedly first developed from competitive regattas, as organizers sought a means of enabling fans to identify their teams from along the shore.

Thirteen crews from U.S. colleges took part in the 1875 University Race: Cornell, Harvard, Yale, Columbia, Dartmouth, Wesleyan, Amherst, Brown, Williams, Bowdoin, Hamilton, Union, and Princeton. Right here, on our very shores! And, according to a drawing by Theodore R. Davis for the July 24, 1874 issue of *Harper's Weekly*, the official grandstand for the regattas would have been where the 550 Restaurant now sits, near the bridge over Saratoga Lake.

With its close proximity to the railroad and area hotels, Saratoga Lake inspired a newly formed group of local businessmen to form the original Saratoga Rowing Association and several other associations that held regattas beginning in 1871. The competitions continued until 1911, when rowing lost its popularity with the breakup of the Intercollegiate Rowing Association, and as allegations of race fixing became commonplace. Furthermore, baseball and football were easier to watch than rowing regattas and were growing in popularity as spectator sports.

According to Lorraine Skibo, the current resurgence of interest in competitive rowing on Saratoga Lake began with the Skidmore College crew in 1978, followed by the establishment of the Saratoga Springs Rowing Club and its Head of the

Fish Regatta in 1986. The present-day Saratoga Rowing Association (SRA) that was formed in 1996 and is now in its 27th year, serves youth and adult members ranging in age from nine to 86! In fact, several members of SRA live right in Water's Edge, including HOA Board member Kathy Evans, who is a Masters-level rower.

Rowing on Saratoga Lake is alive and well today, thanks in a large part to our Water's Edge neighbors, Jean (known as "Bean") and Bob Tarrant. Together, they have been coaches at the SRA for over 15 years. Bob is also the Varsity Women's coach at Emma Willard School and coaches the Masters at SRA. Bean works with rowers in small boats, singles, and doubles and also gives private lessons. Our readers might want to check out the Adult Learn-to-Row program, as well as week-long summer camps for kids ages 9 to 12.



SRA also has a program for high school students and an elite team that lives and trains at SRA, hoping to make the National Team and the Olympics.

There also are six different regattas held on Saratoga Lake every year.

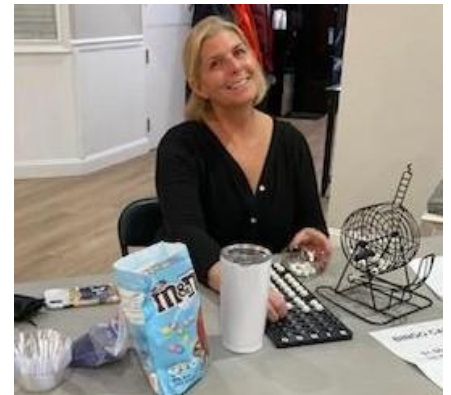
For more information on this sport which, according to Bean, provides a full-body workout with low impact, contact info@saratogarowing.com. "Once you try it you will be hooked for life," says Bean.

~ Submitted by Laurie Wellman

Your Community at Work - The Recreation Committee

The Recreation Committee facilitates recreational opportunities for all residents so that members of our community can interact and enjoy themselves in a positive way. As the steward for the recreational ambiance of the community--and to create a sense of community spirit--the committee ensures that residents have the opportunity to take full advantage of our "neighborhood treasures."

With a BS in Recreation Management and Corporate Fitness from Springfield College and an MS in Health Education from Sage Graduate School, Kathy Evans serves as Chair of the Recreation Committee—a position she has held for approximately 20 years. In addition, Kathy has served as a personal trainer and group fitness instructor for the HOA.



Due to the diversity of events and the unique volunteer skills needed to run them, the Recreation Committee schedules informal planning meetings or chats prior to specific events, rather than meeting on a regularly scheduled basis. The HOA Board of Directors supports recreational activities through a modest annual budget for food and beverages, supplies, and materials.

Water's Edge has a diverse demographic. As a result, its goal is to offer activities that address a variety of interests and needs. How lucky we are to live in this resort-style community! The Recreation Committee hosts many annual events, which are eagerly anticipated by adults and children alike. Among them are the Spring Brunch, which includes a popular Easter egg hunt; the Patriotic Picnic, complete with fireworks and live music; the Halloween Party and Chili Cook-Off; the Family Holiday Party, featuring a visit from Santa and the chance to create gingerbread houses; and the Adults-Only Holiday Party, with delicious catered food, live music, and raffles.

Well over 100 community members attend the larger events, such as the Patriotic Picnic and the Adult Holiday Party. Participation in children's and intergenerational events, such as the Halloween Party and Chili Cook-off or the Spring Brunch, has grown each year through word-of-mouth. This year, a Holiday Tree Lighting, complete with caroling, and a Bingo night, were added to the calendar of events. The community enthusiasm has been both exciting and gratifying to behold!

The committee also supports the formation of groups or activities that are recommended by residents to encourage wellness and fitness in the community. Just some examples are the weekday water exercise group, fitness classes, pickle ball sessions, indoor and outdoor bocce, scuba diving lessons, Aqua Zumba, and Women on Weights.

As the saying goes, "it takes a village." This has certainly proved to be the case at Water's Edge, with such events as Campfire at the Beach, Artists in Residence, Lectures by the Lake, Card and Game nights, and Open-Mic Night having been developed by our very own neighbors. Community members are invited to suggest or recommend additional activities, and volunteers are always welcome to help out at events. The Recreation Committee is always looking for new community members, instructors, and suggestions for new programs. If interested, please don't hesitate to contact Kathy at Kathyevans530@gmail.com

~ Submitted by Kathy Evans

Congratulations, Neighbors!

*With this issue of **The Inside Edge**, we are pleased to introduce a new column to acknowledge the unique achievements of our neighbors. If you know of anyone in the community who has recently been honored--or is about to be honored--for a special or lifelong achievement, please let us know so that we may share the news with our community.*

Javier Castellano, a four-time Eclipse Award winner and a member of the National Museum of Racing's Hall of Fame since 2017, recently received the 2023 George Woolf Memorial Jockey Award, the result of a nationwide vote of his fellow riders. Javier, who resides in our community with his wife Anita and their three children, will be honored in a Runhappy Winner's Circle Ceremony at Santa Anita Racecourse in California this spring.



The Woolf Award is one of the most coveted awards in racing and recognizes those riders whose careers and personal character garner esteem for the individual and the sport of thoroughbred racing. Javier, who recorded 5,595 career wins through the end of December 2022 and is still racing, states, "I am proud to have been honored and selected to win this incredible award." And we are proud of you, Javier!

Jason Emerson, another Water's Edge resident and the Head Chef at Artisanal Brew Works, was recently selected as a winner in the February 2023 Saratoga Chowderfest for his imaginative creation, Roasted Chicken, Corn, and Potato Chowder. Jason was featured on Channel 10 News sharing his skills and techniques with the full capital region audience. Prior to his appointment as Head Chef at Artisanal, Jason worked at other prestigious restaurants such as The Sagamore, Prime at Saratoga National Golf Course, Boca Bistro, and, most recently, Yaddo. You may want to stop by Artisanal Brew Works to say hello to Jason and sample his savory selections. Well done, Jason!





Alan and Jessica Richer, long-time active members of our community, have recently been selected as the Sidney Albert Jewish Community Center (AJCC) 2023 Pillars of the Community Award recipients. Cheers to you both! Jessica, who is managing partner of the Richer Team at Hanna Commercial Real Estate, has chaired the Jewish Federation’s Aging Committee and is co-chair for the collaboration of an interfaith initiative with the Catholic Dioceses Aging Committee. Among other roles, Jessica has served as the long-time co-chair of AJCC’s annual Pillars Celebration.

Alan, meanwhile, was co-chair of the Federation’s Cardoza Society of Lawyers, served on the steering committee of its Brandeis Baruch Society of Jewish Business Professionals, and still serves on the Endowment Committee as well as in other capacities. We also know Alan as an internationally noted historian and collector of the potato chip, earning him the moniker “Toga Chip Guy.” Alan has consulted with, and appeared on, several television and podcast episodes on the History Channel and is currently a freelance journalist for *518 Profiles Magazine*.

Tim Welch, who resides in Water’s Edge with his wife Betty, commutes 100 miles each way, every other day, to do what he loves most. A lecturer in the Communications and Media Department at SUNY Oneonta, Tim was recently named the university’s Outstanding Lecturer for 2023. A dinner in his honor was held on April 12. Way to go, Tim!!



In addition to advising 50 students each semester, Tim is an enthusiastic contributor to SUNY Oneonta in his capacity as Open House Coordinator. He travels from Saratoga Springs to Oneonta to participate in various events and service activities--and always with great enthusiasm.

Tim also shares his skills with the Saratoga Springs community. Prior to joining SUNY Oneonta in 2004, he served the Capital Region as a television news reporter for many years. In the Saratoga community, we recognize him for his service as the president and CEO of the Ulysses S. Grant Cottage, a popular destination which has grown under Tim’s leadership from 2009 to this day. (Watch for the summer edition of *The Inside Edge* for an exciting article on the Grant Cottage.)

Sincere congratulations to each of these neighbors for their singular accomplishments!

~ Submitted by [Connie Sullivan](#)

Up for a Walk in the Park?

Prior to COVID, residents of the Water’s Edge community would meet at Saratoga Spa State Park at nine o’clock every Sunday morning in the spring for a 1.8 mile walk along the Avenue of the Pines. This paved trail loops through the northern section of Saratoga Spa State Park and travels past the Lincoln Baths building.

Several residents have inquired about creating another Sunday walking group once the Farmer’s Market opens outdoors at the Lincoln Baths in early May. What could be better than a brisk walk and a stop at the Farmer’s Market for a welcome cup of coffee and a choice of breakfast items?



While we still have a few weeks to go, please let Connie Sullivan know if you are interested in joining the group by sending an email to jcsul@aol.com. You will be placed on the list to receive the announcement and details about our meeting place.

For those of you interested in additional trails, the State Park offers many other options--all of them dog-friendly. The level of skills necessary to walk each of these trails varies from trail to trail. A brief, yet full, list of trails and their characteristics is available at Saratoga.com in an article entitled "Explore Saratoga Spa State Park's Nature Trails."

Whatever your choice, enjoy these resources, which are available at no cost. Additional information and trail maps are available at the Saratoga Spa State Park website, parks.ny.gov/saratogaspa.

~ Submitted by Connie Sullivan

The Short & the Long of It: Renting Your Property

As you may be aware, several of our neighbors make their properties available for rent each year, with summer being the most popular time. In 2022, in fact, there were 33 properties registered as rentals--almost double the amount from 2021! Furthermore, of those 33 properties, eight were rented for stays of under five days, with a total of 26 such short-term rentals taking place.

The Safety and Security Committee ("SSC") has recently been discussing property rentals and the rules governing the homeowners who rent them and the people they rent to. If you're thinking of renting your home this summer, please read on:

Why has the SSC taken an interest in this topic?

Short-term rentals, in particular, can present distinct safety and security concerns. The brevity of the tenancy may mean that short-stay tenants are not in residence long enough to appreciate the standards and rules governing the community and/or are disrupting the use and enjoyment of private and community properties by homeowners. Fortunately, such incidents have been rare.

One of the reasons for this is that our HOA has a set of standards and rules in place to guide the lease of an owner's property--regardless of the length of stay. Specifically, homeowner rentals are governed by *Section 10.04 of the Amended and Restated Declaration* and the rules in the *Homeowners Handbook, Section X*. The rights, responsibilities, and liabilities of owners and tenants, and the remedies available to the HOA for transgressions by homeowners in effecting the rental and/or with regard to the behavior of their tenants, are also found in various sections of the Declaration and the Handbook.

What steps must you follow if you wish to rent your home?

First, you should know that a property can only be rented in its entirety and cannot be sublet. Secondly, renters, their vehicles, and their pets must be registered by the homeowner with the HOA *before* taking occupancy (for an overall fee of \$75.00) and, thirdly, an orientation must be completed, in person or by phone, *before* the use of the owner's and association's properties begins.

The registration form for rentals is located on our website. Simply click on the drop-down menu under "HOA," select "Forms," and then "Tenant Registration."



The purpose of the orientation is to advise renters of the relevant HOA By-laws, Declaration, and rules. Generally, renters enjoy all the rights and privileges that homeowners enjoy—again, regardless of the length of stay. If the rental includes the use of HOA facilities, the HOA will provide fobs for the renters’ usage. Exceptions may be made for weekend arrivals if approved by management. Fobs distributed by the office require a deposit to ensure their return.

Next, homeowners must advise the HOA whether the right to use our recreation facilities has been assigned to their tenants and whether their fobs have been provided to the tenants for their use. Lastly, homeowners must affirm that they have provided their tenants with a copy of the rules and regulations and that the tenants have agreed to abide by same.

Why wouldn't I want my tenants to use the HOA facilities?

Homeowners may wish to exclude the use of HOA facilities from their rental agreements simply because including them would result in their own use of the facilities being suspended for the length of the renters’ stay. That said, homeowners who wish to enjoy the HOA facilities while also allowing their renters to use them may certainly do so, but will be required to pay a fee for their own use during such time.



How are infractions of the rules and regulations handled?

Registering each rental enables HOA Management to quickly address, and attempt to remedy, infractions of the rules and regulations. If needed, action can be taken by the Board. It should be noted that tenant actions that breach the rules and obligations under the Declaration and/or that result in damage to HOA properties are the responsibility of the homeowner. In addition, failure to register a tenant subjects the homeowner to a possible \$100 fine. Since each tenancy is subject to registration, recurring failures to register can become costly.

In short, by registering each rental with the HOA and ensuring that their tenants have the relevant information and attend the orientation, homeowners who rent are protecting the continued use and enjoyment of our HOA facilities and guarding against liability for potential infractions that an uninformed tenant might impose.

How are the City and the State getting involved?

The City is in the process of amending its own code and policy involving rentals. According to current code, rentals with a term of less than 30 days (outside of the racing season) are a code violation. However, the exponential growth and prevalence of short-term rentals--over 2,200 last year alone--has made enforcement virtually impossible.

Since the fall of 2022, the Saratoga Springs Commissioner of Accounts, Dillon Moran, has facilitated three public workshops about short-term rentals, and a fourth workshop is scheduled for April 25th at the City Center.

In addition, New York State may also address short-term rentals this legislative term. In early January of this year, State Senator Michele Hinchey proposed state legislation amending multiple dwelling and tax laws to regulate various short-term rentals. The legislation is in committee and, if approved, will come up for a vote by the full state legislature.

In other words, the potential for additional and overlapping short-term rental regulation by City and State authorities will create additional oversight and penalties for non-compliance.

So, there you have it. Thinking of renting your home this summer? Now you know what’s required!



~ Submitted by Molly Corbett

Earth Day is Coming!

Earth Day is celebrated on Saturday, April 22nd! Not only is Earth Day meant to increase awareness of environmental problems, it is also becoming a popular time for many communities to gather together outdoors to plant trees, hold a hike or scavenger hunt, or clean up litter in their neighborhoods. What better way to enjoy some activities the whole family can do together!

With that in mind, do come to the clubhouse between 9 a.m. and noon on Earth Day 2023 to participate in our neighborhood litter pickup! We'll provide maps to include common areas that could use some cleanup, such as retention pond surrounds, and some more wooded places that aren't necessarily part of our "manicured" areas.



Bring your gloves, some bags to hold your bounty, and we'll see who can collect the most garbage and recyclables. More information to follow via email between now and the big day!

~ Submitted by Stacey VanMarkwyk

The Inside Edge

A Quarterly Neighborhood Newsletter for Residents of Water's Edge/Woodlands/Spencer's Landing

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*Comments and suggestions may be sent to the HOA office at HoA@watersedgewoodlands.org
Please put Newsletter in the subject area so that correspondence may be forwarded to the correct person.*

Substitution Code: A=G; B=C; C=S; D=V; E=D; F=T; G=I; H=N; I=K; J=F; K=Q; M=P; N=H; O=B; P=M; R=A; S=L; T=E; U=R; V=U; X=O; Z=Y

Answers to KYC Amenities Quiz: Kayak Launch; Bocce Ball Court; Private Beach; Ice Skating Rink; Pickleball League; Party Room; Barbecue Pits; Adirondack Chairs; Indoor Pool; Locker Rooms