2026 Forest Edge Fall Newsletter

FECA Board Update

The Annual Meeting was held on August 11, where the FECA Board of Directors provided an update on community improvements and long-term projects designed to maintain and enhance Forest Edge while managing costs responsibly.

FECA Board of Directors

- André Lam
- MaryEllen Sanfilippo
- Tracey Couturier
- Anthony Esposito
- Lisa Redino

Ongoing Priorities

- Roof Replacement Program
- Grounds Maintenance Improvements
- Road and Concrete Maintenance

Roof Replacement Program

All East Side units are scheduled to receive new roofs by 2028. Roofs are prioritized based on condition, with the most deteriorated structures addressed first. Once East Side replacements are complete, the Board will evaluate and develop a replacement schedule for West Side units.

Previously Completed Roof Replacements

2003

- 901-906 Winterset Ct
- 1051-1054 Flanders Ct
- 1101-1108 Netherton Ct
- 1201-1204 Forest Edge Dr
- 1301-1304 Netherton Ct
- 1401-1406 Netherton Ct
- 1601-1604 Forest Edge Dr
- 1701-1704 Forest Edge Dr

2008

- 101-103, 151-155 Forest Edge Dr
- 201-206, 251-253 Forest Edge Dr
- 301-304, 311-314, 351-354, 361-366 Forest Edge Dr
- 401-405, 451-454 Forest Edge Dr
- 501-503, 551-553 Forest Edge Dr
- 601-606, 611-615, 651-656 Forest Edge Dr
- 701-704 Forest Edge Dr

2017

- 851-856 Pine Tree Ct
- 951-958 Pine Tree Ct

Planned Roof Replacements

2026

- 651-656 Honeydale Ct (Summer)
- 801-808 Red Fern Ct (Summer)
- 1151-1158 Flanders Ct (Fall)

2027

- 751-754 Forest Edge Dr (Spring)
- 1001-1006 Forest Edge Dr (Spring)
- 1501-1504 Forest Edge Dr (Spring)

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2029

- Remaining East Side units (final schedule to be determined in 2027)

Grounds Maintenance Improvements

Maintaining the appearance, safety, and long-term health of our community remains a priority.

At the annual meeting, several residents expressed concerns about the exposed concrete on the hillside surrounding the community's water backflow prevention valve and the potential safety risk it presents.

In response, the Board has approved improvements to address the issue. Previous erosion-control efforts have not provided a lasting solution. A retaining wall will be installed, along with new landscaping designed to stabilize the hillside, reduce erosion, and enhance the appearance of the area. These improvements will both eliminate the exposed concrete hazard and beautify the community.

Monthly Assessment Increase

One of the Board's key responsibilities is maintaining the Association's financial strength while keeping homeowner costs as affordable as possible.

In 2016, the monthly HOA assessment was $234. The current assessment is $240. During that period, the Association transitioned garbage service to the Town of Amherst, resulting in lower collection costs and the addition of required garbage and recycling totes at no cost to homeowners. Overall, community costs increased by approximately 11% over the last decade, or about 1% annually.

While operating costs have remained relatively stable, major capital projects continue to increase significantly. Roof replacements now cost approximately $9,000 per unit. Replacing roofs throughout the community would substantially impact Association reserves if additional funding are not set aside.

To avoid future special assessments and ensure adequate reserve funding, the Board has approved a $30 monthly assessment increase, bringing the total monthly assessment to $270. **This change in monthly cost will go into effect December 1st, 2026**

The Board intends to maintain this rate for as long as practical. Approximately 75% of the additional revenue will be allocated toward current and future roof replacements, with the remaining 25% supporting rising maintenance and operating expenses.

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Even with this adjustment, Forest Edge continues to have one of the lowest HOA assessments among comparable communities in the area.

Comparable HOA Monthly Assessments

Community	Monthly Assessment
Forest Edge (FECA)	$270
Charlesgate Village	$305
Oakbrook Condos	$479
Wedgewood Commons	$485
Briarwood Townhomes	$395-$454*
The Forest Condos	$695

*Water not included.

Recent Special Assessments in Comparable Communities

- The Forest Condos: $11,000 roof special assessment in 2026, with an additional siding assessment planned for 2027.

Why Reserve Funding Matters

The Board must continue balancing ongoing maintenance needs with responsible reserve planning.

Beginning in 2027, government-backed mortgage programs are expected to place greater emphasis on reserve funding within HOA communities. Inadequate reserves may limit financing options for future buyers.

Lenders are also increasing scrutiny of condominium and homeowner associations, often reviewing factors such as:

- Structural or safety deficiencies
- Unfunded repairs exceeding $10,000 per unit
- High delinquency rates
- Insufficient reserve funds

Communities that fail to meet these standards may face restrictions on mortgage availability, which can negatively impact property values and marketability.

The Board remains committed to making sound financial decisions that preserve property values, maintain community infrastructure, and protect the long-term interests of all homeowners.

We appreciate the continued support of our residents and encourage everyone to attend future Annual Meetings. Your participation and feedback help keep Forest Edge a strong, attractive, and financially healthy community.

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Property Management Contact Information

R&D Property Management of WNY
Cindy Morris
Phone: 716-688-2083
Email: cindy@rdwny.com