



Condo 3 Chatter

BOARD SEATS UP FOR A VOTE

As occurs every year, the terms of three Board members are expiring. Applications have been mailed and, if you are interested in serving on the Board of Managers, you should submit your application by Sept. 6 to Heritage Management. The terms are for three years.



Board Proposing Five By-Law Amendments

Five By-Law amendments are being proposed by the Condo 3 Board of Managers who are urging you to vote in favor

when the ballots are received. It's also very important that you **vote whether you agree with the proposals or not.**

- 1. ANNUAL MEETING DATE CHANGE.** The current by-laws call for the Annual Meeting to be held in September.
 - This change will move the Annual Meeting and election to October, closer to the date Board members take their seats.
 - Scheduling in September is very difficult with other Associations also having elections at the same time.
 - To provide more flexibility for the timing and date of the annual meeting.

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Your Board

Harvey Sugar—President
 Patricia Ploss - Vice Pres.
 Sheila Curry— Secretary
 Angela Leonard -Structure
 Renee Leib-Cluster Capts
 Faye DeSanto—Variance Chair
 Frances Cicogna—Landscape
 Joe Martini
 Steve Peltz

Off Board:

Jerry Ploss—Treasurer
 Property Manager—HMS
 Nancy O'Malley
nomalley@heritagemanage.com
 Lisa Mills
lmills@heritagemanage.com
 276-2509

Upcoming Meetings

The Annual Meeting
 Thurs., Sept. 26 - 7 pm
 In the Activities Center
 Rooms 2 & 3
 Unit owners always welcome



By-Law Amendments, continued

2. **UNIT OWNER RESPONSIBLE FOR DECKS AND PATIOS.** At present, Condo 3 is responsible for the repair and replacement of a unit owner's **original** deck or patio. **Unit owners now are responsible for all maintenance and for repair and replacement of all expanded areas.**

- Changes **full** responsibility for decks and patios to new owners.
- This change **does not** affect any current unit owner.

* When someone buys a unit, that new owner will have the responsibility for maintenance, repair and replacement of the patio or deck.

- Consistent with most other condos in Heritage Hills.
- Over the past two years, Condo 3 has spent in excess of \$18,000 for deck and patio repair; this represents a significant cost savings for Condo 3.



3. **BY-LAW AMENDMENTS.** The current by law requires a vote of 75% of unit owners to amend any by-law.

- Changing it to 66 2/3rds will be consistent with New York State Law.
- Will allow amending our by-laws with a 66 2/3rds vote rather than a 75% vote.

- 66 2/3rds percent is still a substantial majority of unit owners. This will make us consistent with other Heritage Hills condos.



4. **BOARD AUTHORITY TO AMEND RULES & REGULATIONS**

Currently, a vote of 75% of unit owners is needed to amend the Rules and Regulations.

- Allowing the Board to amend the Rules & Regulations will allow the Board to clear up existing contradictory clauses.
- Consistent with wide spread practice of condos in New York State
- Allows the Board to make changes in keeping with changing conditions
- Gives the Board more flexibility in managing Condo 3

By-Law Amendments, continued

5. TWO (2) YEAR RESIDENCY REQUIRED PRIOR TO LEASING— There is presently no restriction on the leasing of a unit, other than that a unit can only be leased once in a 12 month period. **(That restriction is not being changed.)**

- If you currently lease your unit, you will be grandfathered.
- Absentee owners and non-owner tenants traditionally are not invested in the well-being of Condo 3



- Will require an owner to reside in their unit for 24 consecutive months before renting.
- Promotes owner occupancy.
- Will discourage a “flipper” from purchasing a unit solely for the purpose of renting it.
- Absentee owners – and their tenants – do not have a vested interest in maintaining our property and do not participate in Condo 3 as cluster captains, committee members or Board members.

The President's Corner

Summer is here, which means preparation for the Annual Meeting on September 26th is not far away. Last year, there was a vote to change 5 by-laws. They received enough affirmative votes to pass, some with over 60%, but for any change, 75% of the owners needed to vote and that didn't happen. Therefore, all changes failed to pass. Your Board of Managers feels strongly that these changes are in the best interest of Condo 3, and has recommended that they be presented for a vote again this year. Whether you agree or disagree with a particular change, **please vote!**

Cedar Ridge and DSL have been working on siding and painting. Although June rains often interrupted their work, the siding is complete and the painting should be finished by late July. Hurray!

Work on the flat roofs was also affected by June weather, but that work is now progressing nicely.

The landscape feedback from the Cluster Captains has been arranged into categories. The list is quite long. It is being prioritized to get the most pressing items done. We are then looking to take care of as many items as we can within budget.

Finally, an easy reference guide to Owner/ Condo responsibilities has been developed and was included in the July newsletter.

Harvey Sugar, President