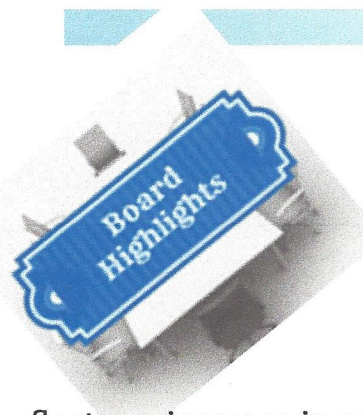


Condo 3 Chatter

Feb. 2020



Board of Managers update:

The Condo 3 Board of Managers conducted its organization meeting in December with all officers continuing in their current positions.

A budget for 2020 was adopted and reflects no increase in common charges for this year.

The Board also agreed to continue with John LaGumina as the condo's legal counsel and Heller & Filipone as our auditors.

Contract updates:

Heritage Management Services will continue to provide Property Management and Financial Services under a new three-year contract approved by the Board.

Maxner Landscaping will continue to plow our snow and cut our grass as we are currently in a multi-year contract with them.

Get Ready to be Counted...



In mid-March, we will begin receiving invitations to complete the 2020 Census. Once your invitation arrives, you should respond for your household in one of three ways: online, by phone or by mail.

(continued on page 3)

Your Board

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

Off Board:

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

Upcoming Meetings

All meetings begin at 7 pm in
Room 1 at Lake Lodge
Thurs., Jan. 23
Thurs., Feb. 20
Thurs. Mar. 19
Thurs., Apr. 16
Unit owners are always
welcome

Cluster Captains

94-96: Veronica Kimball 276-2237
97-100: Frank Spear* 276-0473
101-105: John Vanover 276-8657
106-108: Pamela Arena 276-4295
109-111: Nancy Loiaconi 564-2208
112-114: Steven Peltz 420-7416
115-118: Renee Leib 276-2753
119-121: Lisa Mosia 536-9903
123-124: Larry Subit 617-9130
125-127,131 Ray Omerod 617-9288
128-130: Carol Tocci 617-9080

* Deceased Jan. 17, 2020

The President's Corner

Wishing everyone a Happy New Year.

Winter is the quiet time of the year for outdoor activity. It's supposed to be cold, but as I write this, it's 65 degrees. Outside, not inside. And yes, I am in Somers.

Last year, we completed major structure projects. Although structure repairs are a never ending process, we can now concentrate on other areas, especially landscaping. Structure Chair Angela Leonard says that siding will continue to be addressed.

In that vein, you are all aware that rhododendron bushes are very over-grown. We plan to reshape and prune back all of them. Among other benefits, this will provide for a fuller, healthier bush in the future. Other landscaping projects are being discussed so that they will be ready to start in the spring.

I would like to take this opportunity to thank all the board members for their hard work making 2019 a very successful year. I expect that in 2020, with possibly some more community involvement, we can accomplish even more to benefit Condo 3.

Harvey Sugar, President

Beware of the scam! There are people knocking on doors in Heritage Hills telling residents that a family member is in trouble and they need money immediately. One resident responded by giving one of these people \$15,000. **DO NOT BE VICTIMIZED AND CONTACT SECURITY!**

A few housekeeping things...

Have a bag of snow/ice melting product available in case you need to get out before the shovelers arrive.

Report walkway and carport lights that are out and need a light bulb or more serious attention. Contact your Cluster Captain (they have spare bulbs).

There's still time to have your chimney cleaned, especially if you love a fire in your fireplace.

CLUSTER CAPTAINS NEEDED!

Volunteering to be a Cluster Captain is a great opportunity for those looking to make a contribution to the betterment of Condo 3.

If you would like to be a Cluster Captain should an opening occur, even if it isn't in your cluster, please reach out to Renee Leib at 276-2753.

We are also looking for 'fill in' Cluster Captains. This is someone who would back up to the current Cluster Captain when he/she is not around or unavailable when needed.

Volunteers are needed!

Getting ready to be Counted (continued)

Responding to the 2020 Census is easy...and important. The United States Constitution requires that a census of the entire population, citizens and non-citizens alike, be made every ten years and the 14th amendment to the Constitution directs that the census will be used to determine the number of members of the U.S. House of Representatives from state. New York State lost one seat in the House after the 2010 Census. The growth or loss of population in a state also affects the amount of money a state can expect to receive from the Federal Government.

The Census will **never** ask you for your Social Security number, for a monetary donation, anything regarding or on behalf of a political party or any information regarding bank accounts or credit cards.

Your personal information is kept confidential. The Census Bureau is bound by Federal Law to protect your information, and your data is used only for statistical purposes.

Those who do not respond can expect that a Census taker will be visiting your home sometime between May and June.

If you are looking for more information, you can visit www.census.gov where you can also find a sample questionnaire.

Be careful out there!

Snow and ice create treacherous walking conditions and you should exercise extreme care if you need to go out at all.

It's best to be sure you have groceries on hand in the face of impending winter weather so you can stay safe indoors.

Should you need to go out and you lose your footing, you should immediately call Security at 276-2592. They are EMTs and prepared to assist you.



But spring is on the way....

Your Board's landscape committee, under the leadership of Frances Cigogna, is hard at work developing a multi-year plan to give Condo 3 an updated look by improving our landscaping.

Rejuvenation pruning of overgrown rhododendrons is on the list with more to come.

Stay tuned!

**HERITAGE HILLS CONDO 3
CASH RECEIPTS AND EXPENDITURES
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH COMPARISON TO ANNUAL BUDGET**

	<u>YEAR ENDED 12/31/19</u>	<u>ANNUAL BUDGET</u>
INCOME		
COMMON CHARGES	618,861	623,753
OTHER INCOME	2,686	1,500
TOTAL INCOME	<u>621,547</u>	<u>625,253</u>
EXPENSES		
GENERAL & ADMINISTRATION	60,068	66,275
MAINTENANCE	42,420	63,250
GROUNDS	27,735	32,000
CONTRACT SERVICES	209,687	223,413
TOTAL OPERATING EXPENSES	<u>339,910</u>	<u>384,938</u>
NET OPERATING INCOME	281,637	240,315
ALLOCATION TO RESERVES	<u>240,315</u>	<u>240,315</u>
NET INCREASE (DECREASE) OPERATING FUND	<u>41,322</u>	<u>-</u>
RESERVES		
ALLOCATION FROM OPERATING FUND	240,315	240,315
INTEREST	4,106	1,000
TOTAL	<u>244,421</u>	<u>241,315</u>
EXPENDITURES		
SIDING REPLACEMENT	191,891	210,000
PAINTING	92,214	55,000
PAVING	65,940	75,000
DECKS & PATIOS	-	16,000
ROOFS	266,533	250,000
STRUCTURE	5,347	18,000
OTHER	-	-
TOTAL	<u>621,925</u>	<u>624,000</u>
ADDITION (DEDUCTION) TO RESERVE FUND	<u>(377,504)</u>	<u>(382,685)</u>

MODIFIED CASH BASIS