

# Condo 3 Chatter

April 2020



## WE WILL BEAT THIS TOGETHER! COVID-19

### 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

### Upcoming Meetings

All meetings begin at 7 pm in  
Room 1 at Lake Lodge  
Thurs., May 21  
Thurs. June 18  
Thurs., July 16  
Thurs., Aug. 20

*Meeting schedule is tentative  
based on ability to meet.  
Unit owners are always  
welcome*

### Cluster Captains

94-96: Veronica Kimball 276-2237  
97-100: Sheila Curry 276-0487  
101-105: John Vanover 263-6485  
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/Ron Mosia 536-9903  
123-124: Thomas Moscati 617-9130  
125-127,131 Ray Omerod 617-9288  
128-130: Carol Tocci 617-9080

## *The President's Corner*

COVID-19 has certainly changed our lives. Do you now ask yourself what day is today? For many, each day is a version of Groundhog Day. But as the weather slowly warms, a little planting is being done and many of us have taken to walking the roadways to relieve the "stay at home" routine.

Last spring (seems like ages ago), our focus was on flat roofs, siding and painting. Siding and fascia board will continue to be replaced as necessary this year. This spring, it is time to turn our attention to improving our landscape. To manage our landscape budget efficiently, we have divided Condo 3 into three equal areas. The intent is to spread somewhat expensive projects, such as mulching, over three years. We are also looking at repairing grass areas and reseeding but that needs to be planned around NYSEG's schedule.

NYSEG has started recabling its lines in Condo 3. They are starting in the 94-95 area and will be working their way through Condo 3. As we get scheduling from NYSEG we will keep you informed. You will also get advance notice on any scheduled power outages. Landscaping will have to work around them.

Stay safe....Stay well.

*Harvey Sugar, President*

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### Comcast Revisited

Several years ago the then Board of Managers declined to join with the majority of other Heritage Hills Condos to sign an agreement with Comcast. That decision has been under review by your current Board which has reversed that decision.

This is an association contract and unit owners are free to use any provider they choose. Should another cable service come into Heritage, any unit owner may opt out of Comcast. It is important to know that this contract only covers the wiring.

Among the benefits to units owners are that the units will be inspected to determine which units have old wiring. And any rewiring of those units will be done at no charge. These improvements should help those who suffer with frozen programs or interrupted sound.

In addition, Comcast will pay \$7,950 to Condo 3 upon signing of the contract.

## **Board of Managers ZOOMs**

The Condo 3 Board of Managers met in a ZOOM meeting in mid-April to carry on with the business of Condo 3.

Treasurer Jerry Ploss reported that at the end of the first quarter of 2020 our revenues were slightly under budget but expenses were also below budget. (See page 4 for the three month financial report.)

Angela Leonard, Structure Chair, noted that on going siding maintenance continues and a survey is in progress. There is not extensive work outstanding.

Discussions regarding a Fine Policy, how to deal with infractions of the rules and enforcement issues are on-going.

### **Please be safe through this trying time.....**

**STAY POSITIVE**— we all want to keep up with the latest news but take some time away from the constant news barrage...read a book....plan your summer garden...clean out a closet!

**STAY HEALTHY** — limit your trips outside your home...bring gloves to wear...keep your social distance....wear your mask.

**GET A LITTLE EXERCISE** — Fitness Center manager Mary Tedesco is sending out directions for simple exercises you can do at home. Make sure you receive these by signing up for Heritage Hills Society news ([www.hhsociety.org](http://www.hhsociety.org)).

**CONNECT WITH FAMILY AND FRIENDS** — write a letter...skype...email....Zoom!

### **Let the Sun Shine in!**

A contract for washing the outsides of our windows was awarded to Fullerton Service Industries (FSI) by the Board of Managers at its April meeting.

Given the current circumstances regarding COVID-19, and since window cleaning is not an essential business, it is not known at this point when they will be able to begin.

HMS will be posting notices at our mailboxes prior to FSI starting work.



### **On the news front**

#### **Heritage Hills Pools—**

Westchester County Health Dept. has stopped issuing pool permits. Without these, Society cannot open our pools. Watch for updates on Channel 12 and in the Heritage newsletter.

**Cluster Captains Needed**—If you'd like to volunteer call Renee Leib at 276-2753 for info.

**HERITAGE HILLS CONDO 3  
CASH RECEIPTS AND EXPENDITURES  
FOR THE THREE MONTHS ENDED MARCH 31, 2020  
WITH COMPARISON TO ANNUAL BUDGET**

	<u>THREE MONTHS ENDED 3/31/2020</u>	<u>ANNUAL BUDGET</u>
<b>INCOME</b>		
COMMON CHARGES	153,622	623,753
OTHER INCOME	316	2,000
TOTAL INCOME	<u>153,938</u>	<u>625,753</u>
<b>EXPENSES</b>		
GENERAL & ADMINISTRATION	13,652	60,700
MAINTENANCE	5,210	46,000
GROUNDS	163	32,000
CONTRACT SERVICES	53,236	210,700
TOTAL OPERATING EXPENSES	<u>72,261</u>	<u>349,400</u>
NET OPERATING INCOME	81,677	276,353
ALLOCATION TO RESERVES	<u>69,088</u>	<u>276,353</u>
NET INCREASE (DECREASE) OPERATING FUND	<u>12,589</u>	<u>-</u>
<b>RESERVES</b>		
ALLOCATION FROM OPERATING FUND	69,088	276,353
INTEREST	143	2,500
TOTAL	<u>69,231</u>	<u>278,853</u>
<b>EXPENDITURES</b>		
SIDING REPLACEMENT	-	25,000
PAINTING	-	5,000
PAVING	-	60,000
DECKS & PATIOS	-	10,000
ROOFS	-	-
GROUNDS	-	7,500
OTHER	-	-
TOTAL	<u>-</u>	<u>107,500</u>
ADDITION (DEDUCTION) TO RESERVE FUND	<u>69,231</u>	<u>171,353</u>

MODIFIED CASH BASIS