



# Condo 3 Chatter

July 2020

## Your Board

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

Jerry Ploss—Treasurer  
Property Manager—HMS  
276-2509

Nancy O'Malley  
nomalley@heritagemanage.com

Get in the swim.....



Pools 1, 3 and 4 are open but you need to make a reservation by calling the Activities Office (276-2636) or emailing the office at [activities@hhsociety.org](mailto:activities@hhsociety.org). Leave your desired time to swim but also give a second choice in case that time is filled.

You can reserve a two hour slot. Between each of these two hour slots, there is an hour kept free so the pool area including bathrooms, showers and furniture can be cleaned and sanitized. Guests are not permitted at this time and don't forget your mask!

**Why isn't 'our' Pool 2 opened?** Pool 2 is the smallest of Heritage's five pools and, at the allowed 25% capacity, would only allow for 12 swimmers. Additionally, the maintenance staff can only handle the cleaning of three pools in the one hour being allotted for cleaning and sanitizing. Besides, Any resident may use any of Heritage's pools.

There are 370 slots available per day and Heritage reports that many are not filled. So it appears that, if you wish to swim, you can be accommodated at Pool 1, 3 or 4.

### Upcoming Meetings

All meetings begin at 7 pm in  
Room 1 at Lake Lodge  
Thurs. Aug. 20  
Thurs., Sept. 17  
Thurs., Oct. 15 (Annual Mtg)  
*Meeting schedule is tentative  
based on ability to meet.*  
Unit owners are always  
welcome

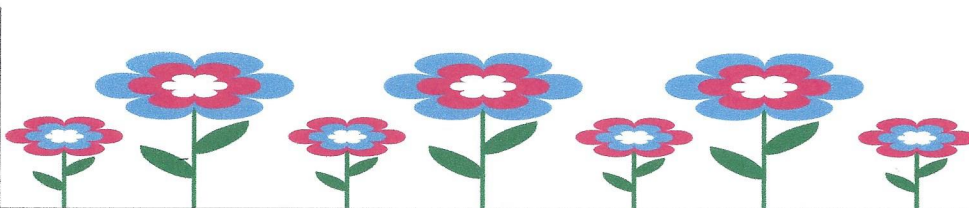
## Cluster Captains

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 471-5689

### ***From the Board...please be aware***

A motion has been adopted by the Condo 3 Board to deny pool passes to owners (and if applicable, their tenants) if common charges are not current.

For more Condo 3 news, see page 3.



## *The President's Corner*

In my many walks through Condo 3, it's really nice to see so many yards with beautiful plants and colorful flower displays. Your work is really appreciated.

Now that NYSEG is almost finished here, (they've been here since April) landscape issues resulting from their work must be reviewed so necessary plantings and improvements can be done. Early fall will be the time frame for that as well as grass seeding.

We have replaced a number of roof gutters to eliminate drainage problems. Now that the construction companies are back, we will start work on siding that was not part of last year's project. We are also getting a report to assess the life expectancy of the sloped roofs, as that may have an impact on our long range plan for replacement.

The coronavirus has certainly changed our daily activities, and as businesses slowly reopen, we will find out what the new normal will be. Our annual meeting is scheduled for October. Right now that's all we know. It's unknown if an in-person meeting can take place.

What is known: there are three board member terms expiring this year. I encourage you to consider becoming actively involved in your neighborhood.. Fill out a biography form and join our hard working team of volunteers.

**FOR THE LATEST NEWS FROM THE HERITAGE HILLS SOCIETY RELATIVE TO VARIOUS ACTIVITIES THAT MAY BE REOPENING, MAKE SURE YOU ARE SIGNED UP TO RECEIVE SOCIETY E-BLASTS. CONTACT THE ACTIVITIES OFFICE AT 276-2636 AND SEE THE ATTACHED "HOW TO" FLYER SO YOU CAN ALSO ACCESS THE HERITAGE HILLS WEBSITE: [www.society.org](http://www.society.org)**



### *Voices do carry*

*Please be respectful of your neighbors. Because we can't go out to a restaurant or a movie, many of us are seeking solace on our decks or patios.*

*And voices do carry up and down these hills of Heritage.*

*As you are enjoying your outdoor space, with or without a few friends, please be aware of the volume you are projecting and try to keep it to a minimum.*

*Try to remember:*

***USE YOUR INSIDE VOICE!***

# **Board of Managers Report**

## ***News from the Board***

The Condo 3 Board has continued to meet during this difficult time...

\* A motion was adopted to deny pool passes to owners if common charges are not current. In the case of rental units, tenants will not be given pool passes.

\* Coastal Exteriors was awarded a contract to replace two sloped roofs that have come to the end of their useful life. They will be adding a better under-the-roof barrier as further protection against ice damming on their units.

\* The board is considering a change to the late fee policy that would see arrears forwarded to our legal counsel after 90 days so that a lien may be placed. Currently, arrears are forwarded after 120 days.

\* Now that NYSEG has completed its work to upgrade our underground wiring, the Board is discussing rehabilitation of the landscaping.

\*The Board is seeking prices for seed and mulch.

\*Structure chair Angela Leonard reports that we will continue maintenance of our siding now that contractors can work. There is a limited budget but we will continue an annual program of repairs where necessary.



## **Board Elections on the horizon...**

Three members of your Board of Managers run for election each fall and we'd like you to consider seeking one of those positions.

The Board is composed of nine of your neighbors who volunteer their time for the benefit of all of Condo 3. Each serves a 3-year term.

Board meetings are held monthly and each Board member takes on a responsibility of condo living — structure, landscaping, or an aspect of administration.

Why don't you consider seeking a Board position? Not ready yet?...consider volunteering for a committee.

A sample of the application is attached to this newsletter.

**HERITAGE HILLS CONDO 3**  
**CASH RECEIPTS AND EXPENDITURES**  
**FOR THE SIX MONTHS ENDED JUNE 30, 2020**  
**WITH COMPARISON TO ANNUAL BUDGET**

	<u>SIX MONTHS ENDED 6/30/2020</u>	<u>ANNUAL BUDGET</u>
<b>INCOME</b>		
COMMON CHARGES	310,818	623,753
OTHER INCOME	570	2,000
TOTAL INCOME	<u>311,388</u>	<u>625,753</u>
<b>EXPENSES</b>		
GENERAL & ADMINISTRATION	28,554	60,700
MAINTENANCE	11,605	46,000
GROUNDS	1,877	32,000
CONTRACT SERVICES	106,472	210,700
TOTAL OPERATING EXPENSES	<u>148,508</u>	<u>349,400</u>
NET OPERATING INCOME	162,880	276,353
ALLOCATION TO RESERVES	<u>138,177</u>	<u>276,353</u>
NET INCREASE (DECREASE) OPERATING FUND	<u><u>24,703</u></u>	<u><u>-</u></u>
<b>RESERVES</b>		
ALLOCATION FROM OPERATING FUND	138,177	276,353
INTEREST	1,131	2,500
TOTAL	<u>139,308</u>	<u>278,853</u>
<b>EXPENDITURES</b>		
SIDING REPLACEMENT	-	25,000
PAINTING	-	5,000
PAVING	-	60,000
DECKS & PATIOS	1,030	10,000
ROOFS	-	-
GROUNDS	-	7,500
OTHER	-	-
TOTAL	<u>1,030</u>	<u>107,500</u>
ADDITION (DEDUCTION) TO RESERVE FUND	<u><u>138,278</u></u>	<u><u>171,353</u></u>

CASH BASIS

## **CONDOMINIUM 3**

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Heritage Hills of Westchester, P.O. Box 265, Somers, NY 10589

July 2020

Dear Homeowners:

Your Board of Managers is in the process of determining how the Annual Meeting of Unit Owners will be held this year. Notice will be given in the near future.

Although this year's annual meeting may be conducted differently, candidates are still needed to fill 3 vacancies as called for in the By-Laws.

You are encouraged to become a candidate. A condominium association does not run by itself; it is run by an elected Board of Managers, which aims at maintaining the association efficiently and economically and in such a way as to reflect the wishes of the majority of owners. You and your fellow owners have a substantial investment here. You can help protect that investment by serving on the board.

If you wish to run for the board, please fill out the enclosed form, indicating your particular interests and qualifications and send it to:

Condominium 3  
c/o Heritage Management  
Attention: Nancy O'Malley  
P.O. Box 265  
Somers, NY 10589

Sincerely,

Board of Managers  
Condominium 3

Enc.



[Find Condo 3 on the Heritage Hills Website!](#)

Be sure you are getting the latest Society emails regarding reopening news. Call 276-2636 for help!



Find Condo 3 information on Heritage Hills' new website—  
**hhsociety.org**

Click on the three bars about 1/3rd of the way down on the right side. That opens a window on the left side of the screen where you should click once on "Log In." This brings up another 'Log In' menu where you should enter your username and your password.

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What? No password? You can click on the 'click here' suggestion for a password. More trouble? Contact the Activities Office at 276-2636 for help.

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Once you have successfully logged in, look again for those three bars on the right side of the screen and click once. A window will open on the left side of the screen—click on "Condo Info." On this drop down menu scroll down to "Condo Boards" and you will see all 30 condos listed. Scroll once more to "Condo 3" and click once.

Congratulations! You'll find newsletters and various Condo documents like Owner and Condo Responsibilities with more to come.

To LOG OUT: Go back to those three bars, this open a window on the left side of the screen. Scroll down to "Profile" and scroll down again to Log Out.