

Condo 3 Chatter

July 2019

Your Board

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

Off Board:

Jerry Ploss—Treasurer
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In this Issue!

**Who is responsible for what
Print (or clip) and save!
See Pages 5 -7**



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 mailed in August.

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 with all the religious holidays is often very difficult.
- To provide more flexibility for the timing and date of the annual meeting.

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.

Upcoming Meetings

Lake Lodge, Room 1
Thurs., July 18 - 7 pm
Thurs. Aug 15 - 7 pm
The Annual Meeting
Thurs., Sept. 26 - 7 pm
In the Activities Center
Rooms 2 & 3
Unit owners always welcome



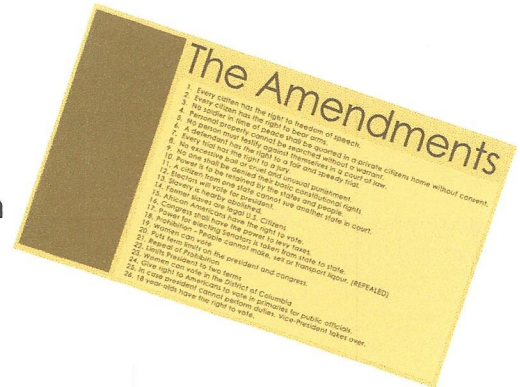
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By-Law Amendments, Decks & Patios, continued

- * 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 % is still a substantial majority of unit owners.
- 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

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.

- * If you currently lease your unit, you will be grandfathered.

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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 included for your convenience.

Harvey Sugar, President

5. TWO (2) YEAR RESIDENCY REQUIRED (continued)

- 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.



HERITAGE HILLS CONDO 3
CASH RECEIPTS AND EXPENDITURES
FOR THE SIX MONTHS ENDED JUNE 30, 2019
WITH COMPARISON TO ANNUAL BUDGET
CASH BASIS

OPERATING FUND	6 mos ended 6/30/2019	BUDGET 2019
INCOME		
COMMON CHARGES	309,843	623,753
OTHER INCOME	344	1,500
TOTAL REVENUES	<u>310,187</u>	<u>625,253</u>
EXPENSES		
GENERAL & ADMINISTRATION	30,869	66,275
MAINTENANCE	28,186	63,250
GROUNDS	6,339	32,000
CONTRACT SERVICES	105,763	223,413
TOTAL EXPENSES	<u>171,157</u>	<u>384,938</u>
NET OPERATING INCOME	139,029	240,315
ALLOCATION TO RESERVES	<u>120,158</u>	<u>240,315</u>
NET INCREASE (DECREASE) OPERATING FUND	18,872	-
RESERVES		
INCOME		
ALLOCATION FROM OPERATING FUND	120,158	240,315
INTEREST	1,562	1,000
TOTAL	<u>121,720</u>	<u>241,315</u>
EXPENDITURES		
SIDING	88,929	210,000
PAINTING	57,522	55,000
PAVING	-	75,000
DECKS & PATIOS	-	16,000
ROOFING	90,787	250,000
STRUCTURE	10,194	18,000
TOTAL EXPENSES	<u>247,432</u>	<u>624,000</u>
RESERVE FUND EXPENDITURES OVER ALLOCATION	(125,712)	(382,685)