

Condo 3 Chatter

SPECIAL ANNUAL MEETING EDITION

Annual Committee Reports Inside



As the Board of Managers felt everyone's health and safety should be a priority, and as with so many other events this year, our Annual Meeting usually held in October has been cancelled. But to keep you informed, we are including in this newsletter, reports from the various Condo 3 committees including Structure, Finance, a Comcast update and the President's report.

BOARD ELECTION RESULTS:

Incumbents Renee Leib and Angela Leonard have been reelected and we welcome Jack Winn to the Board. All will serve three year terms beginning January 1, 2021.



What's the Recycling story....

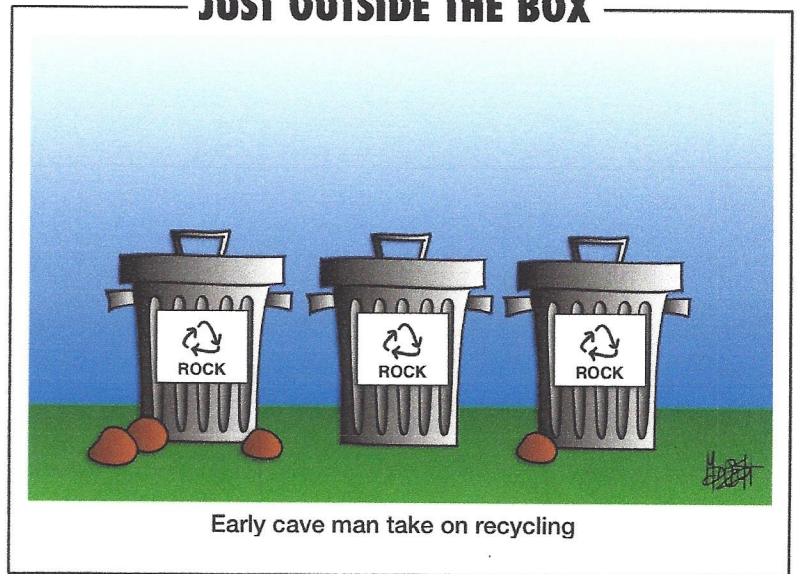
Our recycling items are picked up on both Tuesdays and Fridays by City Carting.

The guidelines are simple:

Items that should be deposited into the cans marked for recycling include plastic, cans and glass bottles (no kitchen glassware, please). These items do not need to be bagged.

On Mondays and Thursdays, you should place newspapers and cardboard on the ground outside of the recycling cans. Newspapers

JUST OUTSIDE THE BOX



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should be put in a paper bag or tied and cardboard needs to be broken down and inserted into a cardboard box or tied.

Put garden waste at East Hill Drive for pickup on Mondays and Fridays.

The President's Corner / President's Annual Report

This is the last newsletter of 2020, so another year is quickly coming to a close, one that everyone will remember because of how we all were affected in some way by COVID-19.

As you are aware, because of restrictions on meeting size, social distancing and general fear of coronavirus, the board voted to cancel an in person annual meeting.

Let me briefly review the last 10 months as I would have done at the meeting.

In January, we delayed our program of pruning white pines for one year at a savings of almost \$6,000 and in February, all the rhododendrons were trimmed so they would grow fuller with more flowers in the future.

March through April was a time of uncertainty with many companies shutting down due to the virus. Projects we were planning like mulching, grass seeding and structure repairs were delayed.

In April, NYSEG began work replacing its 45 year old cables connecting to the electrical boxes. This work continued until early June. Many bushes had to be removed to provide access to the boxes. Grass areas were also dug up. We have made arrangements with Katonah Nursery to replace bushes at many boxes. Also in April, the board voted to sign a contract with Comcast. Renee Leib coordinated everything with Comcast and with great effort got them to fulfill their part of the contract. Thank you Renee.

In May, Angela Leonard issued a report noting issues with siding, skirt boards, and painting. Because of the amount of money involved, bids were requested. The second bid was received in August and the Board approved the lowest bid at its September meeting. The entire process took longer than usual this year.

Over the course of the summer, several shingled roofs leaked and they were totally replaced, not just patched. The shingles of these roofs, and throughout Condo 3, have similar wear and are reaching expiration. This will be our next large expense. Our long range plan has replacement starting in 2025. This is an area we are reviewing.

In August, several clusters had trees blown over by strong gusty winds and the removal of the downed trees was finally finished in mid October. Our landscape budget also took a hit with the clean up of fallen limbs and debris costing more than \$4,000.

There is an abandoned unit in Condo 3 that, according to the By-Law change in 2015, we can now rent. When rented, the unit will provide monthly income instead of us absorbing the loss of the monthly common charges. In August, the board voted to make repairs necessary to make it rentable. This has been a slow process but should be finished around Oct. 31st. The model is a 2 bedroom Hamilton.

Many condo associations have an automatic common charge increase each year while others have had to borrow money or make assessments for large structural expenditures. With all our improvements last year, we continue to be in a very good financial position. And, we have not had a common charge increase in 3 years and any increase would be after a careful review of budget considerations. This board continues to be fiscally responsible.

I hope everyone stays safe and healthy.

Harvey Sugar

SHREDDING ALERT: Westchester County's mobile shredder will be at Reis Park, 82 Primrose St., on Tues., Oct. 27 from 9 am to 12 noon. See Pages 7 and 8 for details.

Dogs and Tennis Court 4

Tennis Court 4 at Pool 2, along with other Heritage tennis courts, is now being locked due to, among other things, dogs being allowed to run off-leash on the court and owners who are not being responsible to pick up after their pets.

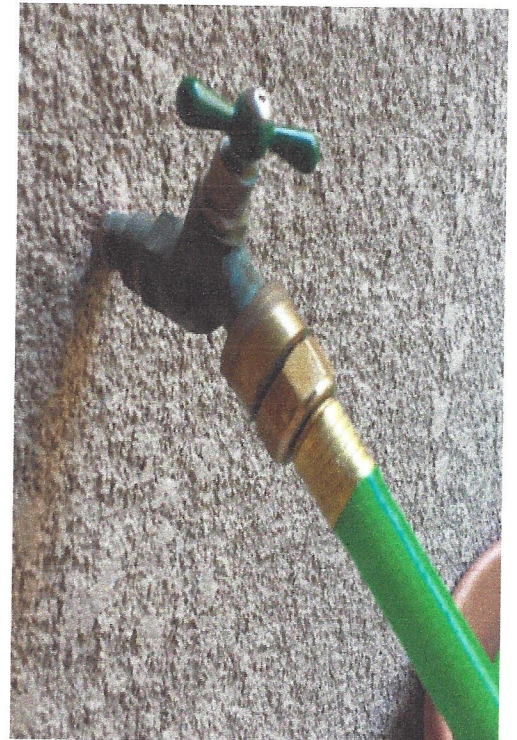
Other abuses of the tennis courts include kids riding their 'big wheels' and older children using the courts as skate parks.

Rules and regulations aside, there are serious health concerns about leaving doggy doo outside without proper disposal from diseases other dogs or humans can catch, to environmental dangers. As gross as it is, parasites can crawl out of the poop and live in the ground for long periods of time and eventually cause intestinal viruses and parasites including roundworm, tapeworms, distemper, parvovirus and hookworms. Pet waste is considered one of the top contributors to making water unsafe to drink, swim in or fish from.

Do the right thing! Bag doggy waste, place inside another garbage bag and dispose of with your kitchen garbage. And definitely not with garden waste you might deposit at East Hill Drive for Maxner Landscaping to pick up!

Weather's changing....time to get ready

- ♦ **TAKE THOSE HOSES IN!** Hoses left connected to your outside faucets can freeze and cause damage to your unit. YOU are responsible for that damage; not Condo 3. And turn off the water if you don't have an all-weather faucet.
- ♦ **CHIMNEY CHECK!** Lots of us love logs crackling in the fireplace as the weather cools; have a CHIMNEY SWEEP check your chimney so only the wood in your fireplace burns!
- ♦ **ICE MELT** - stockpile some ice melt product or kitty litter to help navigate any walkway should you need to go out before shovelers arrive. A small snow shovel might also help.



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

Upcoming Meetings

Thurs. Nov. 19
Thurs., Dec. 17

The Board is continuing to meet in the Activities Bldg. at 5:30 p.m. until COVID-19 restrictions are lifted. Unfortunately, the meetings are limited to Board members only. If you have any questions or concerns, please forward those to any board member.

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: | Vacant | |
| 125-127,131 | Ray Omerod | 617-9288 |
| 128-130: | Carol Tocci | 471-5689 |

HERITAGE HILLS CONDO 3 ANNUAL REPORTS

2020 Structure Committee Report

- Due to COVID and vendors unable to working, only emergency carpentry issues were addressed year to date
- ◆ Three shingled roofs were replaced due to compromised conditions.
- ◆ We reviewed the condition of the shingle roofs so we can create a plan to replace these over the next few years.
- ◆ We are currently well within the budget due to this year's unique circumstances but we are now substantially behind schedule.

Respectfully submitted

Angela M Leonard



TREASURER'S ANNUAL REPORT

OCTOBER 2020

2019 ANNUAL AUDIT REPORT

The Board was very busy in 2019 having completed the flat roofs, siding replacement, painting and road work. The cost of these projects was just under \$622,000 which depleted our reserves down to \$130,000. Fortunately, this was projected in our long-range plan so it came as no surprise to the board. The operating fund remained very lean and closed the year some \$43,000 in the black.

2020 FINANCES

Since most of the major projects were completed last year, our expenses for 2020 have been minor which gives us a chance to replenish our reserve funds. We do expect to have some road work done but nothing else major. The board has been very diligent in keeping the operating fund under control but the recent storm cleanup costs will lower the surplus for the year.

SUMMARY

After spending more than \$1.5 million over the last five years on major projects, we remain in very good shape. Currently the Operating Fund balance exceeds \$110,000, and our reserves are back up to \$334,000. There are no major projects coming up in the near future until the painting and siding cycle will start again along with replacing the shingled roofs.

C. Jerry Ploss, Treasurer



COMCAST UPDATE

Back in April, the Condo 3 Board signed a contract with Comcast (most HH associations have signed this). This contract is for the wires outside the unit from the meter shed to the main splitter in the unit. This contract is for the wiring only, it has nothing to do with your choice of TV provider, program packages or service.

Some of the benefits of the contract are to clean up the meter sheds and remove all old, disconnected cables, leaving only those currently in use. This will help the technicians when they come out for service. The other, the biggest benefit, is to ensure that each unit's main cable line has been upgraded to the current cable being used. An in-person inspection by Comcast, escorted by a board member was done of all the sheds to determine which units needed an upgrade. There were 8 units that needed to be rewired, 3 units with issues that required a rewiring of the outside cable, and 4 units whose wires were run incorrectly and were cleaned up.

If you are told by a Comcast technician that you have old wiring / cables, he is referring to your inside cables, not the main line. Cable lines in other rooms of the unit were installed after the initial install, at the request of previous owners and are the responsibility of the unit owner to have them upgraded.

I am happy to say this project has been completed and on schedule with the help of the unit owners and the flexibility of the technician. I would like to thank all the unit owners and their neighbors who needed to be home for this project for their cooperation and patience.

Regards,

Renee Leib

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

| | <u>NINE MONTHS ENDED 9/30/2020</u> | <u>ANNUAL BUDGET</u> |
|---|--|--------------------------|
| INCOME | | |
| COMMON CHARGES | \$ 464,962 | \$ 623,753 |
| OTHER INCOME | 576 | 2,000 |
| TOTAL INCOME | <u>465,538</u> | <u>625,753</u> |
| EXPENSES | | |
| GENERAL & ADMINISTRATION | 43,064 | 60,700 |
| MAINTENANCE | 22,305 | 46,000 |
| GROUNDS | 7,903 | 32,000 |
| CONTRACT SERVICES | 159,708 | 210,700 |
| TOTAL OPERATING EXPENSES | <u>232,980</u> | <u>349,400</u> |
| NET OPERATING INCOME | 232,558 | 276,353 |
| ALLOCATION TO RESERVES | <u>207,265</u> | <u>276,353</u> |
| NET INCREASE (DECREASE) OPERATING FUND | <u>\$ 25,293</u> | <u>\$ -</u> |
| RESERVES | | |
| ALLOCATION FROM OPERATING FUND | \$ 207,265 | \$ 276,353 |
| INTEREST | 3,050 | 2,500 |
| TOTAL | <u>210,315</u> | <u>278,853</u> |
| EXPENDITURES | | |
| SIDING REPLACEMENT | - | 25,000 |
| PAINTING | - | 5,000 |
| PAVING | - | 60,000 |
| DECKS & PATIOS | 1,030 | 10,000 |
| ROOFS | 15,164 | - |
| GROUNDS | - | 7,500 |
| OTHER | - | - |
| TOTAL | <u>16,194</u> | <u>107,500</u> |
| ADDITION (DEDUCTION) TO RESERVE FUND | <u>\$ 194,121</u> | <u>\$ 171,353</u> |
| OPERATING FUND BALANCE | \$ 110,213 | |
| RESERVE FUND BALANCE | \$ 334,012 | |

CASH BASIS

Concerned about Identity Theft?

The
**MOBILE
Shredder**

is coming to
Somers



**Now you can safely destroy unwanted
personal papers and documents!**

When & Where:

**Tues Oct 27, 2020 9am to 12 pm at
Reis Park 82 Primrose St.**

Please call the Town of Somers
Supervisor's Office with any
questions at 914-277-3637

Why shred? Westchester County wants to help protect residents from identity theft. That's why the Mobile Shredder is available to help residents destroy unwanted personal papers and documents with personal identifying information.

Old documents and bills are a gold mine for identity thieves. One of the best ways to minimize the risk of identity theft is to shred all documents no longer in use that have personal identifying information such as name, address, phone number, credit card number or Social Security number. Such documents should be shredded before recycling.

What should you shred? Pre-approved credit card applications, old credit card bills, receipts, bank statements, old tax returns or any other documents containing your name, address and other identifying information.

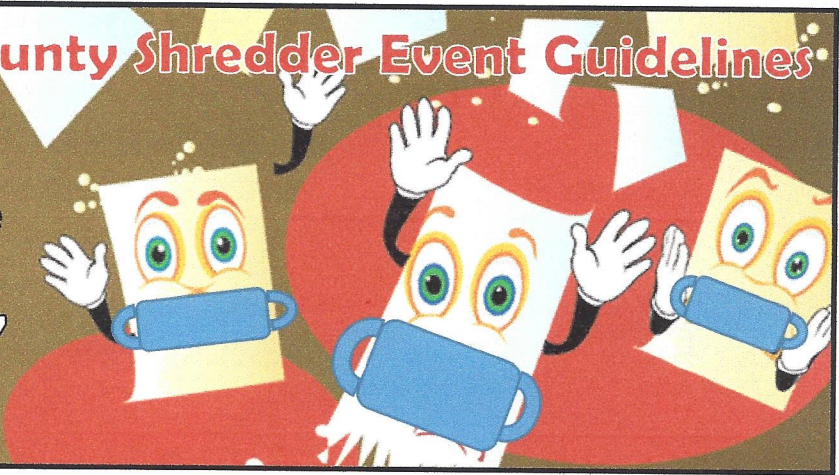
- The Mobile Shredder is for *residents only*.
- Paper generated by businesses, schools, institutions, government or municipal offices is not accepted at these events. County staff will inspect all paper to be shredded and will reject any paper identified as commercial or institutional.
- Each resident may bring a maximum of 4 file boxes, approximately 10" by 12" by 15" in size. Do not bring paper in plastic bags. Use either boxes or paper bags.
- All paper must be free of clips, bindings, folders and files.
- No bound or hardcover ledger books are allowed. No newspapers, flyers, magazines or junk mail.

For more information about identity theft, call the Dept. of Consumer Protection (914) 995-2155 or visit westchestergov.com/consumer

For question's about recycling, call the Recycling HelpLine at 813-5425 or visit westchestergov.com/recycling

Westchester County Shredder Event Guidelines

The following guidelines were established to ensure proper social distancing and safety protocols at public shredder events.



All residents attending shredder events must follow these safety guidelines to protect themselves and staff.

- **Residents must remain in their vehicles at all times.**
- **Documents should be boxed and placed in the truck/hatchback of the resident's vehicle, if possible, or in the back seat of the resident's vehicle.**
- **Staff will remove the box(es) directly from the resident's vehicle and place them in the shredder mechanism.**
- **Vehicles will be queued at a safe distance from staff and only one vehicle will be serviced at a time.**
- **Within designated areas, residents are required to wear masks.**
- **Please be mindful to observe all posted signage and directions from staff.**