# Condo 3 Chatter

February 2019

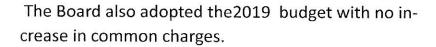
#### **New Condo 3 Board Officers**

The Condo 3 Board, at its January Meeting, reorganized and elected the following members as officers and

committee chairs for 2019:

President: Harvey Sugar Vice Pres.:Patricia Ploss Secretary: Sheila Curry Structure: Angela Leonard Landscape:Renee Leib

Treasurer (off bd): Jerry Ploss



### It's Going to be a busy Spring.....

The upcoming Spring is going to be very busy according to Structure chair Angela Leonard. Siding replacement along with painting and the refurbishing of the flat roofs will soon begin. Coastal Exteriors is scheduled to begin the roofing work in mid-to-late March if the weather cooperates, and they will continue until all those units with flat roofs are completed.

HMS is currently soliciting bids for the siding replacement and painting work. Once a vendor is chosen, the work will begin. The target date is late Spring.

### Your Board

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

#### Off Board:

Jerry Ploss—Treasurer
Property Manager—HMS
Nancy O"Malley
nomalley@heritagemanage.com
Lisa Mills
Imills@heritagemanage.com

#### **Upcoming Meetings**

At Room 1, Lake Lodge Thurs., Feb. 21 - 7 pm Thurs., March 21 - 7 pm Thurs., April 18 - 7 pm



#### Your Board's outlook for 2019

In looking at the year ahead, the Board members have outlined some thoughts and ideas and jobs they'd like to tackle...

By Laws: several changes were proposed a year ago and although the changes were approved by those voting.... not enough of you voted. We're thinking of trying again.

Rules & Regulations: review and make suggestions for changes,

**Landscaping:** while major storms in 2018 consumed most of the landscape budget, we're not discouraged and will again revisit those areas most in need.

Engage volunteers: all committees- Landscape, Structure, Communications, Finance welcome volunteers. Think seriously about offering to help.!



# NEW UNIT OWNRS GET YOUR STAR!

.May 1 is the filing date for STAR and Enhanced STAR (also Veterans and Low Income Disabled) Exemptions for all *NEW* homeowners and those without a current STAR exemption. If you already have a STAR or Enhanced STAR exception you do not need to do anything.

Through the STAR
(School TAx Relief) program,
you can save hundreds of dollars
on your school tax bill.

To register and for more information go to www.tax.ny.gov or call (518) 457 -2036

### Are you wintersmart?

- ⇒ Did you unhook your outside hoses?
- ⇒ Have you shut off your outside water faucets?
  - ⇒ Have some kitty litter in for icy stairways?
- ⇒ Have a snow brush in your car?
- ⇒ Winter's not quite over. Be careful!

# 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 Loiacono 564-2208 112-114: Steven Peltz 420-7416 115-118: Renee Leib 276-2753 119-121: Lisa Mosia 276-2115 123-124: Larry Subit 617-9130 125-127,131: Ray Omerod 617-9288 128-130: Carol Tocci 617-9080

Check out the new Society website—especially the pages dedicated to Condo 3.

www.hhsociety.org

Newsletter edited by Patricia Ploss

## Financial Report for the 12 Months ended Dec. 31, 2018

	12 MONTHS <u>ENDED</u> <u>12/31/18</u>	ANNUAL BUDGET
INCOME		
INCOME COMMON CHARGES	\$ 626,121.80	\$ 623,753.00
ASSESSMENT	1,222.30	*
	1,222.00	
OTHER INCOME	1,426.60	1,550.00
TOTAL INCOME	628,771.00	625,303.00
EVAPENCEC		
EXPENSES  CENERAL & ADMINISTRATION	CO 280 80	C4 37F 00
GENERAL & ADMINISTRATION MAINTENANCE	60,289.89	f*
GROUNDS	56,030.27 48,509.55	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
CONTRACT SERVICES	48,509.55 213,693.05	
TOTAL OPERATING EXPENSES	378,522.76	
TOTAL OF ENATING EXPENSES		370,724.00
NET OPERATING INCOME	250,248.24	248,579.00
ALLOCATION TO RESERVES	248,579.04	248,579.00
NET INCREASE (DECREASE) OPERATING FUND	1,669.20	o \$ -
NET INCREASE (DECREASE) OPERATING FUND	1,009.20	<u>,                                    </u>
RESERVES		
ALLOCATION FROM OPERATING FUND	\$ 248,579.04	\$ 248,579.00
INTEREST	\$ 1,936.50	
TOTAL	\$ 250,515.54	
EXPENDITURES		
SIDING REPLACEMENT	65,544.93	150,000.00
PAINTING	18,039.00	F.A.
	2000 Paris de 100 00	, ,
PAVING	57,050.00	65,000.00
DECKS & PATIOS	-	16,000.00
ROOFS	27,487.80	25,000.00
STRUCTURE	-	18,000.00
OTHER	-	
TOTAL	168,121.73	329,000.00
ADDITION (DEDUCTION)		
TO RESERVE FUND	\$ 82,393.81	\$ (79,421.00)