

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



The Board also adopted the 2019 budget with no increase in common charges.

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 Cpts
Faye DeSanto
Frances Cicogna
Joe Martini
Steve Peltz

Off Board:

Jerry Ploss—Treasurer
Property Manager—HMS
Nancy O'Malley
nomalley@heritagemanage.com
Lisa Mills
lmills@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 OWNERS 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 exemption 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 winter-smart?

- ⇒ **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

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

	12 MONTHS ENDED <u>12/31/18</u>	ANNUAL BUDGET
INCOME		
COMMON CHARGES ASSESSMENT	\$ 626,121.80	\$ 623,753.00
	1,222.30	
OTHER INCOME	<u>1,426.60</u>	<u>1,550.00</u>
TOTAL INCOME	628,771.00	625,303.00
EXPENSES		
GENERAL & ADMINISTRATION	60,289.89	64,375.00
MAINTENANCE	56,030.27	71,250.00
GROUNDS	48,509.55	28,000.00
CONTRACT SERVICES	<u>213,693.05</u>	<u>213,099.00</u>
TOTAL OPERATING EXPENSES	<u>378,522.76</u>	<u>376,724.00</u>
NET OPERATING INCOME	250,248.24	248,579.00
ALLOCATION TO RESERVES	<u>248,579.04</u>	<u>248,579.00</u>
NET INCREASE (DECREASE) OPERATING FUND	<u>1,669.20</u>	<u>\$ -</u>
RESERVES		
ALLOCATION FROM OPERATING FUND	\$ 248,579.04	\$ 248,579.00
INTEREST	<u>\$ 1,936.50</u>	<u>\$ 1,000.00</u>
TOTAL	\$ 250,515.54	\$ 249,579.00
EXPENDITURES		
SIDING REPLACEMENT	65,544.93	150,000.00
PAINTING	18,039.00	55,000.00
PAVING	57,050.00	65,000.00
DECKS & PATIOS	-	16,000.00
ROOFS	27,487.80	25,000.00
STRUCTURE	-	18,000.00
OTHER	<u>-</u>	<u>-</u>
TOTAL	<u>168,121.73</u>	<u>329,000.00</u>
ADDITION (DEDUCTION) TO RESERVE FUND	<u>\$ 82,393.81</u>	<u>\$ (79,421.00)</u>