

Dear Condo 13 Neighbors:

Our October meeting was taken up largely with the discussion of our 2020 budget. I'm happy to announce that we will have no increase to common charges for next year. We continue to plan and carefully manage our spending to accommodate ongoing maintenance, necessary projects, and a yearly addition to our reserves. See below for 2020 budget highlights.

Please remember that our yearly budget is our most educated estimate of what expenses we expect to see in the upcoming year. When and if unforeseen expenses arise, we may need to allocate funds differently—that is lower our expenditures for certain line items to provide money for any unbudgeted surprises. We have also been building the condo's reserves for a number of years and have that safety net in place.

We have planned for one new item in next year's budget: \$60K for electrical inspections and any repairs. This is necessary because we have recently discovered some issues with electrical connections in the meter boxes, where the underground NYSEG lines enter our condo buildings. To insure that the problem is not widespread, we will be conducting inspections of all the meter boxes and addressing any issues we find. If you have any questions about this project, please feel free to contact Karen Jahn, our property manager at HMS or any Board member.

In an effort to both help save the planet and save the condo a little money, we will be discontinuing the mailing of paper newsletters as of January 2020. Instead, as we do now, we will post newsletters (along with all meeting minutes on the Condo 13 webpage). Newsletters appear 6 times a year. If you have not already used the Heritage Hills website, please take a few minutes now to get a login and familiarize yourself with the site. See the reverse for more details. This will be our ongoing means of communicating important information to everyone.

Our last regular Board Meeting of the year will take place on November 20 at 7PM in the Activities Center. As always, all unit owners are welcome to attend. The schedule for all 2020 meetings has been posted on the Condo 13 webpage.

My best wishes to you and your families for a wonderful holiday season and a healthy and prosperous New Year. Thank you for all your support this year. I look forward to another good year in 2020.

Leslie Douwes
President, Condo 13

2020 Budget Highlights

- No increase to residents' common charges
- Goal is to transfer approximately \$53K to reserves in 2020

- General and administrative costs, including insurance, management fees, accounting are increasing by about 5%
- Since major asphalt work is now complete, that line item has been reduced to \$30K for 2020. \$10K has been allocated to drainage work.
- \$60K has been allocated for electrical inspections and any necessary repairs.
- \$6K has been budgeted to replace all residents' mailboxes
- Contract services, including trash removal and regular landscaping/snow removal services will increase by about 2%

Useful Contacts—Information and Maintenance/Repairs

To logon to our webpage, go to www.hhsociety.org. Select Condo Boards > Condo 13. First time users will need to set up a password. Once you receive a password, you can logon to the site. The Condo 13 page includes newsletters, meeting minutes, and contact information for Board Members and our Property Manager.

-Questions about common charges or payments, contact HMS Accounting Dept. at 914-276-2619. ---

Questions about maintenance/repairs, call our HMS Property Manager, Karen Jahn at 914-276-2509.

-For after-hours emergencies call HMS and follow the prompts to reach on-call personnel.

Landscaping Update

- Fall planting project was completed in October. We will be working on a spring planting project over the winter months.
- Leaf removal has continued throughout the last month and a half and at this writing is still continuing.
- All gutters are scheduled to be cleaned the last week in November once leaves are down.
- Snow stakes will be installed and buckets of salt delivered around December 1.

Heading Someplace Warmer This Winter?

- Ask a friend, neighbor, or relative to check your condo weekly
- Leave a key with Security with a note giving Condo 13 or HMS permission to use the key in case of an emergency. Without this permission, Security will not release the key.
- Leave heat NO lower than 55 degrees to avoid freezing pipes. In very frigid conditions, set heat NO lower than 60 degrees. Leave cabinet doors in kitchen and bathroom open so that heat circulates in those areas.
- Unit owners leaving for an extended period of time should consider having the unit winterized by a licensed plumber and de-winterized prior to returning to Heritage Hills. Don't forget to take the plumber's telephone number with you and also notify security that this plumber has permission to draw the key.

Staying or going: check washing machine hoses and replace any old, brittle, or hoses with water staining now before these hoses fail and you have a flood. Dishwasher hoses and ice maker hoses should also be periodically checked as well.