

# Condo 3 Chatter

Oct. 2019

## ***Three By Law Amendments Passed!***

The Condo 3 Board of Managers wishes to thank all who worked so very hard, especially Cluster Captains, to get three of our five proposed by law amendments passed. We had a voter turnout of 91.838% Outstanding! (The percentages are based on 91.838% voting which is why they don't add to 100%)

Amendment 1. Changing the date of the Condo 3 Annual meeting to October was approved by a vote of 86.69% "Yes" to 5.143% "No".

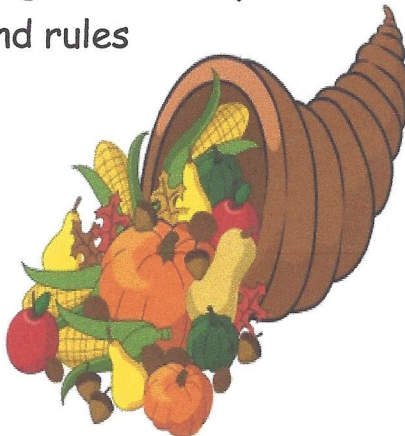
Amendment 3. To change the vote necessary to amend the by laws to 66 2/3% from 75% making us consistent with NY State Law and most other Heritage condo associations. The vote was 76.017% "Yes" to 15.82% "No",

Amendment 5. Approved that an owner must live in the unit for 24 consecutive months before the unit can be leased. Owners who currently lease their units are grandfathered and not affected by this change. The vote was 75.94% "Yes" to 15.89% "No".

The amendments regarding decks and patios and allowing the Board to amend rules & regulations failed.

## ***Three Directors re-elected***

Harvey Sugar, Faye DeSato and Patricia Ploss were each re-elected to a three year term on the Condo 3 Board of Managers. The three were unopposed.



## Your Board

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

### Off Board:

Jerry Ploss—Treasurer  
Property Manager—HMS  
276-2509  
Nancy O'Malley  
nomalley@heritagemanage.com  
Lisa Mills  
lmills@heritagemanage.com

### Upcoming Meetings

All meetings begin at 7 pm in  
Room 1 at Lake Lodge  
Thurs., Nov. 21  
Thurs. Dec. 19  
Thurs., Jan. 23  
Unit owners are always  
welcome

## 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 Loiaconi 564-2208  
112-114: Steven Peltz 420-7416  
115-118: Renee Leib 276-2753  
119-121: Lisa Mosia 536-9903  
123-124: Larry Subit 617-9130  
125-127,131 Ray Omerod 617-9288  
128-130: Carol Tocci 617-9080

## *The President's Corner*

This year is quickly coming to a close and Condo 3 has an impressive list of accomplishments. Work on the flat roofs was originally projected to be done over several years, but we took advantage of a huge cost savings by doing all of them this year. The most egregious rotten siding and trim was replaced and all units have been painted. This is a never ending process, so work will continue.

We have published a Condo 3 Chatter quarterly with the latest financials included. Pat Ploss has done a wonderful job putting it all together and getting it out to everyone.

We compiled and distributed a reference guide for Owner/ Condo responsibilities

We created the position of Variance Chairman in order to streamline the process.

There was a vote on amendments to five By-Laws with three of them passing with the required 75%. Thank you to Renee Leib and all the Cluster Captains for their time and effort to get out a 91% vote to make this happen.

In regards to landscape, we took care of our high priority items, especially dead trees, but we still have a long list. Work on those issues will start early spring with a focus on several units with erosion problems.

This is the last issue of Condo 3 Chatter for this year, so Happy Holidays everyone.

*Harvey Sugar, President*

### ***A few housekeeping things...***

Report walkway and carport lights that are out and need a light bulb or more serious attention. Contact your Cluster Captain.

There's still time to have your chimney cleaned, especially if you love a fire

Autumn leaves are falling fast and are filling up our gutters....but not to worry. The cleaning of the gutters is scheduled for the last week in November.

### ***CLUSTER CAPTAIN VOLUNTEERS NEEDED***

***We are looking for two types of Cluster Captains. One is to be a back up to the current Cluster Captain when he/she is not around or unavailable when needed.***

***The other is someone willing to be a Cluster Captain, where an opening may occur, which might not necessarily be in the cluster where you live. If you would like to volunteer, please reach out to Renee Leib at 276-2753.***



**Getting ready for winter.....whether you are staying or going!**



For those of us who will be here..

**Turn off that water!**

Winter's on its way with freezing temperatures. Please be aware it is your responsibility to disconnect hoses and turn off outdoor faucets. Condo 3 will no longer pay for damage to your unit should you neglect to take these steps.

Damage caused by frozen hoses connected to outside faucets is now the individual unit owner's responsibility.

**Do it today — winter's coming!**

\*\*\*\*\*

Might want to pick up a product to melt snow and/or ice in case you need to get out before snow shovelers arrive

\*\*\*\*\*

Never hurts to have a light weight snow shovel on hand.

And for you snowbirds .....

What you should do before you fly away.  
(This is only a suggested list and not meant to be all inclusive.)

- \* Set thermostats to 55 degrees to prevent freezing pipes.
- \* Close your main water supply shut off valve.
- \* Drain all water lines.
- \* Add non toxic antifreeze to traps under drains in sinks, tubs, shower, etc.
- \* Unplug appliances and electronics and consider turning off all non-essential electrical circuit breakers.
- \* Discard all perishable food from your refrigerator.
- \* Notify Heritage Security and provide a contact number and a key to your unit.
- \* Stop newspaper delivery; forward your mail.
- \* Enjoy your snow-free winter!





[Find Condo 3 on the Heritage Hills Website!](#)

**Find Condo 3 information on  
Heritage Hills' new website—  
[hhsociety.org](http://hhsociety.org)**

Click on the three bars about 1/3rd of the way down on the right side. That opens a window on the left side of the screen where you should click once on "Log In." This brings up another 'Log In' menu where you should enter your username and your password.

\*\*\*\*\*

What? No password? You can click on the 'click here' suggestion for a password. More trouble? Contact Andrew in the Activities Office at 276-2636 for help.

\*\*\*\*\*

Once you have successfully logged in, look again for those three bars on the right side of the screen and click once. A window will open on the left side of the screen—click on "Condo Info." On this drop down menu scroll down to "Condo Boards" and you will see all 30 condos listed. Scroll once more to "Condo 3" and click once.

Congratulations! You'll find newsletters and various Condo documents like Owner and Condo Responsibilities with more to come.

To LOG OUT: Go back to those three bars, this open a window on the left side of the screen. Scroll down to "Profile" and scroll down again to Log Out.

**HERITAGE HILLS CONDO 3  
CASH RECEIPTS AND EXPENDITURES  
FOR THE NINE MONTHS  
ENDED SEPTEMBER 30, 2019  
WITH COMPARISON TO ANNUAL BUDGET**

	<u>9 MONTHS ENDED 9/30/19</u>	<u>ANNUAL BUDGET</u>
<b>INCOME</b>		
COMMON CHARGES	464,716	623,753
OTHER INCOME	2,068	1,500
TOTAL INCOME	<u>466,784</u>	<u>625,253</u>
<b>EXPENSES</b>		
GENERAL & ADMINISTRATION	41,085	66,275
MAINTENANCE	23,912	63,250
GROUNDS	9,206	32,000
CONTRACT SERVICES	157,472	223,413
TOTAL OPERATING EXPENSES	<u>231,675</u>	<u>384,938</u>
NET OPERATING INCOME	235,109	240,315
ALLOCATION TO RESERVES	<u>200,262</u>	<u>240,315</u>
NET INCREASE (DECREASE) OPERATING FUND	<u><u>34,847</u></u>	<u><u>-</u></u>
<b>RESERVES</b>		
ALLOCATION FROM OPERATING FUND	200,262	240,315
INTEREST	3,244	1,000
TOTAL	<u>203,506</u>	<u>241,315</u>
<b>EXPENDITURES</b>		
SIDING REPLACEMENT	191,891	210,000
PAINTING	85,495	55,000
PAVING	-	75,000
DECKS & PATIOS	-	16,000
ROOFS	254,146	250,000
STRUCTURE	5,347	18,000
OTHER	-	-
TOTAL	<u>536,879</u>	<u>624,000</u>
ADDITION (DEDUCTION) TO RESERVE FUND	<u><u>(333,373)</u></u>	<u><u>(382,685)</u></u>

CASH BASIS