



Condo 3 Chatter

March 2021

Your Board

Harvey Sugar—President
 Patricia Ploss - Vice Pres.
 Sheila Curry— Secretary
 Angela Leonard -Structure
 Jack Winn—Landscape
 Faye DeSanto—Landscape
 Renee Leib-Cluster Captains & Special Projects
 Faye DeSanto—Variances
 Joe Martini—Rentals and Leases
 Steve Peltz, Harvey Sugar, Angela Leonard, Jerry Ploss—Finance

Off Board

Jerry Ploss—Treasurer
 Property Manager—HMS
 276-2509
 Nancy O'Malley

Spring is here.... time to spruce up

Condo 3's Landscape duo of Jack Winn and Faye DeSanto have been busily planning for an uptick in the look of our common areas.

The white pines will undergo their bi-annual pruning and the apple and crab apple trees will be getting their usual treatments. Watch for advance notice of these treatments at the mail boxes.



In addition, watch for the Maxner crew to begin raking out the crab grass and adding top soil, grass seed and hay. If Mother Nature doesn't help with providing moisture, consider helping her along with a sprinkling from your hose. A nice lawn will be your reward.

Adding mulch to entrance beds, front flower beds, mailbox and garbage bin areas is also on the horizon. Your Board is still working out the details but it's sure to be an improvement.

..... and a time to clean up

- ◆ **Bulk pickup** is scheduled for **Sat., May 15** —so watch for a posting at the mail boxes listing items you can and can't dispose of.
- ◆ **Window Cleaners** will be around a little later this Spring
- ◆ **Clothes Dryers** need cleaning periodically to remove excess lint which can be a major fire hazard. It is anticipated Condo 3 will be scheduling this work for the Fall.
- ◆ **Garbage Bin Cleaning** started in mid-March in Condo 1 and will continue until all the condos are finished.

Upcoming Meetings

The Board continues to meet via Zoom
 When allowed in person, meetings will begin at 7 pm .
 Watch Chanel 12 for updates
 Thurs., April 22
 Thurs., May 20
 Thurs., June 17
 Thurs., July 15

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: Lois Somody 669-6072
 125-127,131 Ray Omerod 617-9288
 128-130: Carol Tocci 471-5689

The President's Corner

As most of you are aware, I recently had an interesting experience. My email was hacked. You received a message about an Amazon account which was the same message the hackers used to disrupt emails of other Council of Condo members. What I learned is that any response goes directly to the hacker, not the intended recipient. I spent an hour with Comcast technicians and finally got my email back.

To improve our-over all look, we are negotiating a price for grass seeding and mulch. We want to do as much as we can within budget.

Window washing is on the agenda for this spring and we are awaiting additional bids for that work. We've also approved Bulldog Cleaning to inspect and, if necessary, clean dryer vents. As in the past, Condo 3 will pay for the inspection but the unit owner will pay for any needed cleaning. We will offer this in the fall when the COVID threat, we hope, is greatly diminished.

As of December, Suez has taken over both water and sewer for Heritage. You should have recently received a bill for each. The sewer bill is the same as before and the water bill reflects a higher rate but a lower service charge. Suez indicated these rates will remain in effect until 2024. They are expected to be installing new water meters.

Finally, please remember, deck and patio maintenance is an owner responsibility and a neglected deck can adversely affect Condo 3 financially. Deck and patio inspections will be done in May looking for established green mold and other needed repairs.

Have a great spring and happy planting to all you gardeners. My garlic is growing nicely and lettuce and snow peas are planted.

Harvey Sugar, President

Pool Season will begin Memorial Day weekend with Pools 1

and 4 open seven days a week and Pool 3 on weekends. It is hoped all pools—including our own Pool 2— will be opening on Father's Day weekend in June. No reservations are required and admittance will be on a "first come, first served" basis and capacity has increased to 50%. There will be two sessions each day with times yet to be determined - watch the Society newsletter and Channel 12 for more information.

Due to Covid-19, no guests will be allowed.
PLEASE NOTE: *A year ago the Condo 3 Board adopted a motion to deny pool passes to owners (and if applicable, their tenants) if common charges are not current.*

Heritage Hills and Condo 3 Pool News



What's up at Meadowlark Park...

As East Hill residents, we have more than a passing interest in what's going to happen at the former East Hill Golf Course, now renamed Meadowlark Park.



Eastern Meadowlark

The Park Committee has been meeting since January and is developing plans that will be submitted to the Society Board for final approval.

There are three immediate priorities identified: walking paths, rehabilitation of the Snack Bar and installation of a playground. To date, the mold at the Snack Bar has been remediated and refurbishing of the bathrooms is under consideration. The Society Board has approved a contract for paving from Heritage Hills Drive to and around the Snack Bar which should be completed this month. Trails are being laid out for use this Spring and a playground proposal will be forwarded to the Society Board shortly.

Just moved in? Here are a few tips for new residents



- First, Welcome to Heritage Hills' Condo 3!
 - All those boxes? Call City Carting for a special pick up: 888-413-3344. There is a charge.
 - City Carting picks up household garbage and recyclables on Tuesdays and Fridays. There are separate containers for recyclables. Tie up newspapers and break down cardboard and leave outside the bins Mondays and Thursdays.
 - Call the Heritage Hills Activities Office 276-2636 to get a Heritage Hills ID card.
 - You will get a sticker to affix to your ID card for access to the Fitness Center, Pool, etc. Also, get a password for the Heritage website
- Dogs must be on a leash. Town of Somers has a Dog Park just north of the Town Highway Dept. on Route 100.

**HERITAGE HILLS CONDO 3
CASH RECEIPTS AND EXPENDITURES
FOR THE THREE MONTHS ENDED MARCH 31, 2021
WITH COMPARISON TO ANNUAL BUDGET**

	<u>THREE MONTHS ENDED 3/31/2021</u>	<u>ANNUAL BUDGET</u>
INCOME		
COMMON CHARGES	\$ 154,256	\$ 624,734
RENTAL INCOME	4,499	
OTHER INCOME	3,311	2,000
TOTAL INCOME	<u>162,066</u>	<u>626,734</u>
EXPENSES		
GENERAL & ADMINISTRATION	14,809	58,550
MAINTENANCE	22,217	45,950
GROUNDS	2,444	35,000
CONTRACT SERVICES	52,698	209,865
TOTAL OPERATING EXPENSES	<u>92,168</u>	<u>349,365</u>
NET OPERATING INCOME	69,898	277,369
ALLOCATION TO RESERVES	<u>69,342</u>	<u>277,369</u>
NET INCREASE (DECREASE) OPERATING FUND	<u>\$ 556</u>	<u>-</u>
RESERVES		
ALLOCATION FROM OPERATING FUND	\$ 69,342	\$ 277,369
INTEREST	277	2,000
TOTAL	<u>69,619</u>	<u>279,369</u>
EXPENDITURES		
SIDING REPLACEMENT	-	15,000
PAINTING	-	5,000
PAVING	-	30,000
DECKS & PATIOS	217	10,000
ROOFS	-	50,000
GROUNDS	-	25,000
OTHER	-	-
TOTAL	<u>217</u>	<u>135,000</u>
ADDITION (DEDUCTION) TO RESERVE FUND	<u>\$ 69,402</u>	<u>\$ 144,369</u>
OPERATING FUND BALANCE	\$ 30,612	
RESERVE FUND BALANCE	\$ 474,211	

CASH BASIS