



# Condo 3

## Your Board

President—Harvey Sugar

Vice President—Patricia Ploss

Secretary—Sheila Curry

Structure—Angela Leonard

Landscape—Jack Winn, Faye DeSanto

Cluster Captains—Renee Leib

Variances—Faye DeSanto, Angela Leonard

Finance Committee—Harvey Sugar, Angela Leonard, Steve Peltz, Jerry Ploss

At Large—Joe Martini

### Off Board

Jerry Ploss—Treasurer

Property Manager—HMS

276-2509

Nancy O'Malley

## **Welcome to the New Year! (Thank goodness)**

The good news for 2021 is that there will not be an increase in common charges for the 4th year in a row. Kudos to Harvey Sugar and company!

The Board of Managers has re-organized for the new year and the officers are Harvey Sugar as President, Pat Ploss as Vice President, Sheila Curry as Secretary and Jerry Ploss, will remain as Treasurer.

### What's Up with 112C?

The Board of Managers has taken over Unit 112C and it is about to be rented. Funds were spent for renovation and some needed upgrades to the unit in order to maximize potential rental income for Condo 3.

As of this writing, the unit is being shown to prospective tenants.



### Policy Change

The Board of Managers has reversed an earlier decision and outside spigots will now be the responsibility of Condo 3, not the unit owner.

The one EXCEPTION to this policy is that if hoses are not removed in the cold weather and damage is done, the unit owner will be responsible to pay for any repair.

## *The President's Corner*

The country has a new president and a new chapter in history begins. Condo 3 on the other hand does not, but the focus will be new. In recent years, structure projects have taken precedence with new flat roofs, siding, and painting. A couple of paving projects were also completed. Landscape has sort of been secondary as we responded to unit issues, dead trees and storm damage clean up. There were actually a lot of dead trees.

This year with landscape co-chairs, Faye DeSanto and Jack Winn, I look forward to a more proactive landscape program. To start, we will resume our pruning of the White Pine trees this winter after a year off. Plans also include grass seeding and mulching in the spring. Other projects will be considered to enhance our appearance.

We will try to finalize the contract for paving the road from the 101-114 sign down to the 109 sign. We will make structure repairs as necessary and we are monitoring the condition of the sloped roofs as replacement is scheduled to begin in just a few years.

I hope everyone stayed well through the holiday season and will continue to remain very careful out there.

*Harvey Sugar, President*

Note: The Board of Managers is continuing to meet via Zoom.

### **Repairs on tap for 2021**

After several years of the rather major work of siding, painting, roofs and paving, 2021 will be a year of catch up. Structure chair Angela Leonard notes we will be finishing up a punch list of small items and only address roofs if there is an issue. There is also some minor paving planned. It's good to take some time off!

### **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



**HERITAGE HILLS CONDO 3**  
**CASH RECEIPTS AND EXPENDITURES**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**  
**WITH COMPARISON TO ANNUAL BUDGET**

	<u>YEAR</u> <u>ENDED 12/31/2020</u>	<u>ANNUAL</u> <u>BUDGET</u>
<b>INCOME</b>		
COMMON CHARGES	\$ 619,704	\$ 623,753
OTHER INCOME	9,106	2,000
TOTAL INCOME	<u>628,810</u>	<u>625,753</u>
<b>EXPENSES</b>		
GENERAL & ADMINISTRATION	60,374	60,700
MAINTENANCE	58,391	46,000
GROUNDS	25,653	32,000
CONTRACT SERVICES	212,945	210,700
TOTAL OPERATING EXPENSES	<u>357,363</u>	<u>349,400</u>
NET OPERATING INCOME	271,447	276,353
ALLOCATION TO RESERVES	<u>276,353</u>	<u>276,353</u>
NET INCREASE (DECREASE) OPERATING FUND	<u>\$ (4,906)</u>	<u>\$ -</u>
<b>RESERVES</b>		
ALLOCATION FROM OPERATING FUND	\$ 276,353	\$ 276,353
INTEREST	3,587	2,500
TOTAL	<u>279,940</u>	<u>278,853</u>
<b>EXPENDITURES</b>		
SIDING REPLACEMENT	6,980	25,000
PAINTING	-	5,000
PAVING	-	60,000
DECKS & PATIOS	5,365	10,000
ROOFS	22,474	-
GROUNDS	4,595	7,500
OTHER	-	-
TOTAL	<u>39,414</u>	<u>107,500</u>
ADDITION (DEDUCTION) TO RESERVE FUND	<u>\$ 240,526</u>	<u>\$ 171,353</u>
OPERATING FUND BALANCE	\$ 23,614	
RESERVE FUND BALANCE	\$ 438,361	

CASH BASIS