

What's the Difference Between Heritage Hills Society and Your Condo?

Society is not a condominium or an HOA and does not manage the thirty (30) Heritage Hills condominiums' common elements. Rather, Society is an independent not-for-profit corporation that owns and operates recreational facilities. These facilities are not part of the condominiums and are independently owned and operated by Society.

Residents pay a monthly fee to both Society and their Condo, but some residents, especially those who are new to the community, aren't aware of what the different fees cover.

Here's a simple synopsis:

SOCIETY: Society fees are collected from 2,606 Unit owners who live in the 30 independent Condos that make up Heritage Hills of Westchester. These fees provide for the following:

- Bus shuttle service and employees.
- Maintain insurance coverage for all Society facilities and amenities.
- Maintain the 62-acre Meadowlark Park and Playground.
- Maintain the Heritage Hills stormwater system.
- Maintain the 3 entrances into Heritage Hills, as well as Lake Lodge property and its gazebo.
- Maintain the 5 pools, 6 tennis courts, 2 platform tennis courts, 4 pickle ball courts, 4 bocce courts, and all the grounds surrounding them.
- Maintain the main roads of the East Hill and West Hill, including curbs, guiderails, paving and streetlights.
- Salaries for all Society's employees and contracts.
- Security vehicles and employees.
- Society facilities: Activity Center, Fitness Center, Lake Lodge and Park Place.
- Some equipment used by the various Clubs.

No one on the Society Board is paid for his/her services.

CONDO: The condos are located on two hills; they vary in age and in number of Units. All condos have a Board of Managers, Bylaws, and Rules and Regulations that vary from condo to condo. The Condo fee provides for the upkeep and repair of Units and common property (according to the particular condo), which *may* include:

- Catch basins
- Exterior light fixtures (front and rear)
- Exterior wood
- Garage doors
- Landscaping, tree maintenance, and snow removal
- Legal fees when necessary
- Path lights, streetlights, and service fees through NYSEG to light up the paths and roadways
- Condo "C" roads, driveway resurfacing and pavement
- Roofs, gutters, and leaders
- Sanitation, insurance premiums and Condo Management fees
- Trash bins, entry poles with signage, mailboxes
- Walkways, outside steps and landings

No one on the Board of Managers is paid for his/her services.