

# CONDO AND SOCIETY DIFFERENCES

Heritage Hills residents pay a monthly Society fee and a monthly condo fee (two separate payments). Please review what is included in the different payments below.

**Society fee:** Society fees are collected from 2,606-unit owners. Society is not a condominium or an HOA and **does not** manage the 30 Heritage Hills condominiums' common elements. Society is rather an independent not-for-profit corporation that owns and operates Heritage Hills' recreational facilities *including:*

- 62-acre Meadowland Park and playground
- Activity Center, Fitness Center, Lake Lodge and Park Place
- Insurance coverage for all Society facilities and amenities
- Maintenance for 3 Heritage Hills entrances, Lake Lodge property and gazebo
- Maintenance for 5 pools, 6 tennis courts, 2 platform tennis courts, 4 pickleball courts, and 4 bocce courts plus the grounds surrounding them.
- Maintenance of the East and West Hill main roads, including curbs, guide rails, paving and streetlights
- Salaries for all Society employees and contracts
- Security vehicles and employees
- Shuttle service and employees
- Stormwater system maintenance
- Various equipment used by a variety of HH Clubs

*The Society Board of Directors consists of volunteers only.*

**Condo fee:** Condos are located on the East and West Hills and vary in age and in number of Units. All condos have a Board of Managers, bylaws, and rules and regulations that vary by condo. The condo fee provides for the upkeep and repair of Units and common property (according to the condo), *which may include:*

- Catch basins.
- Condo C roads, driveway resurfacing and pavement.
- 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
- Roofs, gutters, and leaders
- Sanitation, insurance premiums and condo management fees
- Trash bins, entry poles with signage, and mailboxes
- Walkways, outside steps, and landings

*The Condo Board of Managers consists of volunteers only.*

