



60 HOLIDAY HARBOUR  
CANANDAIGUA, NEW YORK 14424

February 2020

## happenings

### Holiday Harbour 2019-2020 Board of Manager's

Cindy Alves - term expires 10/2022  
Jerry Brown - term expires 10/2020  
Claire Fisher - term expires 10/2021  
Amelia Keller- term expires 10/2020  
Bill Mapes - term expires 10/2021  
Carol Neel - term expires 10/2022  
Chris Sardone, VP - term expires 10/2020  
Nancy Stelnyk, President - term expires 10/2020  
Marvin Wolk, Treasurer - term expires 10/2021

### Committees

**Clubhouse** - Barb Hackel, Diane Roach  
**Docking** - Carol Neel, Rich Russell  
**Finance** - Marv Wolk  
**Gatehouse** - Kathy Welch, Barb Hackel, Diane Roach  
**Landscape** - Cindy Alves, Bill Mapes  
**Long Range Planning (LRPC)** - Bill Mapes, Bob LoFaso, Guy Burns, Claire Fisher, Jerry Brown  
**Maintenance** - Chris Sardone  
**Newsletter** - Stacy Fox  
**Nominating** - Carol Neel  
**Pool** - Jerry Brown, Carolyn Marlin, Kathy Welch  
**Social** - Jerry Brown, Kathy Mapes, Joan Brown, Diane Roach, Kathy Schott, Rebecca Snyder, Joyce Merritt  
**Variance** - Amelia Keller  
**Facelift** - Colleen Brown, Chelsea Henderson, Corinne Canough, Kathy Mapes, Claire Fisher  
**Water Quality** - Rich Russell, Corinne Canough, Paul Lytle  
**Website** - Chelsea Henderson  
**Welcoming** - Corinne Canough, Barb Hackel

### Word at the Harbour

*by Annette Gaul*

#### Word has it.....

If you are on the Holiday Harbour Canandaigua Facebook site, you got word courtesy of a post on Dec 28, 2019, by a Vogue reading neighbor (thank you, Sandy Slacer!) that OUR neighbor, The Lakehouse on Canandaigua, is one of the world's hotly anticipated hotel openings this year! If you do not follow Holiday Harbour on Facebook, you did not find out until you read the Finger Lakes Times on Jan 3, 2020.

The Holiday Harbour Facebook is a social gathering place for the residents of the Harbour. Join the group if you love HH, Canandaigua Lake and the surrounding area! Members are expected to have some connection with HH or with one or more current members. You can post photos, news, history, news, opinions, and information about HH and Canandaigua. If you are a HH resident, you may advertise here, as well. Posts may also deal with issues that relate to Canandaigua Lake and the surrounding area. To join the group, search for Holiday Harbour, Canandaigua, then click on the join option. It's a great way to communicate. Another Facebook group to consider joining is Canandaigua Chronicles (formerly Canandaigua 2020).

#### PICKLEBALL COMEBACK!

Two years ago, a few of us learned how to play pickleball on our old dilapidated court. Now we have a new court at HH, as well as 8 new outdoor courts in Sonnenberg Park! The Canandaigua Pickleball Group plays mornings and Monday and Wednesday evenings, weather permitting. AND there is a Canandaigua Pickleball page on Facebook if you would like to stay tuned to pickleball happenings.

*...continued on page 5...*

## HOLIDAY HARBOUR BOARD OF MANAGERS MEETING ..... January 22, 2020

**CALL TO ORDER/ROLL CALL:** The meeting was called to order by Nancy Stelnyk at 7pm. In attendance: Cindy Alves, Amelia Keller; Kenrick Representative: Anita Smith; Via Phone: Jerry Brown, Christopher Sardone, Carol Neel, Marv Wolk, Claire Fisher, Bill Mapes; and Recording Secretary: Stacy Fox.

### POST-MEETING HOMEOWNER COMMENTS:

- Unit #28 Corrine Cannough, thanked the Board for all their work. She also inquired about the lawn treatment plans.

**APPROVAL OF MINUTES:** A motion was made by **Marv Wolk** to approve the minutes from the December 4, 2019 meeting as written. The motion was seconded by **Cindy Alves** and approved by the Board.

### FINANCIAL REPORT:

The Financial Report ending on December 31, 2019:

Cash.....	\$530,158.17
Accounts Receivable.....	\$7,518.02
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$26,241.03
Maintenance Reserve.....	\$304,199.58
Utility Fund.....	\$-213.07
Docking Fund.....	\$36,985.01
Roadway Easement Fund.....	\$43,042.84
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$9,923.00

A motion was made by **Amelia Keller**, seconded by **Chris Sardone**, and passed by the Board to accept the Financial Reports.

**MANAGEMENT REPORT:** **Ms. Smith** reported that Kenrick Updated the maintenance tracking sheet and the service request spreadsheet; followed-up with neighbor at the entrance to HH to answer questions/concerns he had about the property; met with on-site staff on a regular basis; contacted the NYS Department of Health (2x's) to inquire what is required if there are not any lifeguards or if we need to keep lifeguards; met with Board President on 1.10.2020; asked Steve Rose to get a price from a pool company for maintenance of the pool - staff will not be able to take on the additional duties of the pool; forwarded audit to homeowners and was placed on the web site; assisted site staff in organization of site office; informed the board of a water main break on the property; met with Rich Russell regarding landscape treatment; reviewed service requests and maintenance tracking sheet with site staff; assisted residents with questions regarding insurance and association fees; forwarded recordings of meetings to secretary; completed C of C's as needed; due to a shortage last year, we will need to order Bromine in advance, which would save approximately \$20.00-\$30.00 if ordered now at a total cost of \$5,500.00 plus tax for 25 buckets; forwarded invoices to be reviewed and approved; following up on dryer and furnace inspections; following up on rental information/leases; followed up with real estate questions from potential buyers/sellers; completed correspondence per the direction of the Board; a second notice was sent to update tenant information; a special assessment letter was sent; mailed and emailed December Happenings Newsletter; Welcome packets were sent to #137A and #141; approved invoices for November & December 2019 in accordance with HH Budget & service contracts; prepared & distributed financial statements for November & December 2019; prepared & distributed Board of Managers meeting packets; logged furnace inspections and dryer vent inspections; working on

gathering and updating lease information; worked with Docking Committee to organize 2020 docking information.

**Superintendent's Report:** On-site staff completed the following tasks, in addition to the routine daily, weekly, and monthly tasks: snow and ice removal; return e-mails and phone calls on a regular basis; refill ice melt containers; installed holiday lights; removed holiday trees; trimmed grasses at clubhouse; checking winter watchman lights; checking numbers at lift station Monday through Friday; replaced post light at #417 dock; replaced post light (cover head) at #27 dock; cleaned out the debris in the storm drains; MIG replaced gutter on the canal side of #130; talked with contractor about new light shields (12) for street lights; weekly garbage pickup; ordered bromine for 2020 summer season; requesting bid for pool maintenance for the summer season; set up for Board meeting; followed up with neighbor on drainage; cleaned stains on clubhouse carpets; met with Property Manager on a weekly basis; met with Property Manager and Board President on 1.10.2020; re-opened units #417 and #45; replaced photo cell eye in #33 simplex; KMC repaired leak in vent pipe in attic #101-C; KMC repaired leak at #403; closed down units #28, #45, and #417; removed holiday lights; following up with contractor on replacement of fuel tank; painting new light shields; responded to emergency 3 service calls; talked with Lowes about doors on #33 simplex; removed wings walls at #113 and #21; replaced lightbulbs throughout property; received 15 service requests; completed 11 service requests.

## **OLD BUSINESS:**

Annual Budget: **Claire Fisher** requested that the amount remaining in the accounts reflects the actual amount necessary for finishing the year out. She also requested the 2019 budget to compare to the current budget, as well as a projection for the future. **Carol Neel** requested projections with 0-6% potential increases in HOA fees to study what fees are needed for this year.

Reserve Study: There is a copy on the website, as well a hardcopy in the clubhouse office for reading.

Docking Update: Docking Committee Chair, **Carol Neel** urged residents to submit their docking applications. Stickers will go out mid-May 2020.

Email Votes: The Board decided that this can only be done in emergency situations. Committees can address issues via email directly to the President to be sent to the Board.

Removal of Trees on State Property: **Bill Mapes** reported that after speaking with NYS DOT representatives, the crab apple trees can be removed.

Yacht Club Cove Swale: **Nancy Stelnyk** reported that half of the swale was cleaned out. YCC is waiting to see what happens next before addressing it further.

Retaining Wall: The retaining wall continues to be wet. It will be checked.

Phase 5 Gas Line: **Bill Mapes** spoke to Glen Thornton, who presented a drawing for Phase 5 of the gas line. Mr. Thornton has a bid package ready to send out for bids. If the Board approves, the work will be completed after Labor Day 2020.

City Tax Lawsuit Update: **Nancy Stelnyk** reported that the reply briefs were given to the court and Mr. Jacobson is waiting for the judge to make a decision after receiving the 650-page transcript.

## NEW BUSINESS:

Kayak Rack: The Board discussed a kayak rack idea presented by resident, Rich Russell which would allow kayakers to attach a floating rack along the dock for easier access. It will be discussed after more information is gathered.

Adjournment: 7:42 PM

NEXT MEETING: February 26, 2020 @ 7pm

## Board Meeting Information

Please note that the next meeting date is February 26, 2020 at 7pm  
Meetings are held on the 4th Wednesday of each month, unless otherwise noted.

Your input during the open forum sessions is valuable and encouraged. The more information the board has, the better their decisions will reflect your thoughts and preferences.

### 2020 meetings will be held on:

February 26, March 25, April 22, May 27, June 24, July 22, August 26, September 23, October 6 [Annual Meeting], October 28, November and December - TBD

## Recycling Your Cans & Bottles

This spring, Holiday Harbour will have a bin in the maintenance yard so you can recycle your unwanted cans and bottles. A volunteer will empty the container when full and the proceeds donated to the Social Committee. This will reduce waste and support activities that benefit our community. If you're interested in helping, especially over next winter, please let a board member know.



## Have a Quick Question for Steve & Billy?

Feel free to email our wonderful Superintendents with your inquiries at: [srose@kenrickfirst.com](mailto:srose@kenrickfirst.com)

Please do not interrupt them while they are working unless it is an emergency.

Email is checked twice daily.

**NOTE:** Service requests need to be filled out and turned in on the slips provided.

## Board Meeting Conference Calls:

### Call-In Instructions:

All parties will use the same dial-in number and enter the same access code.

**Dial-in number:** [\(605\) 475-4700](tel:6054754700)

When prompted, enter the access code, followed by the # key:

**977489#**





Holiday Harbour's recently finished tennis court.



Sonnenberg Gardens & Mansion's Tennis Courts

## Word at the Harbour (continued...)

If you are interested in playing, check it out - take a clinic, practice, and play. And let's use that new court for tennis, pickleball, and POP Tennis!!!

Have you heard of **POP Tennis**?!!! A very fun game I played in Naples, FL last month that is the rebranding of 100-year-old paddle tennis. Very easy to learn because it is tennis played on a tennis court, using lower compression tennis balls, shorter no-string racquets, and one underhand serve. Check out [www.poptennis.com](http://www.poptennis.com) if you'd like to try something new and energizing. When I return in May, I will post reminders for play on the HH Facebook page.

### Neighbor Spotlight

Next month begins an item called **Spotlight on You!** featuring an HH resident. Have no fear, it will be inspirational in ways you may not imagine!

### Final Word.....

Residents truly appreciated the big white doors to the trash and recycling bins being open during the frigid weather (whether accidental or on purpose).

### Instructions for accessing Holiday Harbour's website

1. Go to neighborhoodlink.com
2. Type in our zip code, 14424, in the space noted, then push 'search'.

**Find Neighborhoods & Organizations**

3. Scroll down maybe one page and click on Holiday Harbour

**Neighborhoods in Zip Code 14424**

Click Here

4. You're in! Now you can view and print forms, newsletters, docking applications and other material. Be sure to hit the 'more' button for extended viewing.

**Pages & Links**  
 Pages created by us and Links concerning our neighborhood and local area.

**Documents & Pages**  

[Add](#)

[Before You Leave Your Home for an Extended Period](#)

[Conference Calling Instructions](#)

[Access to the Clubhouse and Pool](#)

[Clubhouse Reservation Form and Checklist](#)

**External Links**  

[Add](#)

Click Here

[More...](#)

## Snow Removal Request

For residents who are not going to be here for an extended period of time, please park your vehicles in the 400-block.

**Do not leave your vehicles parked in front of your unit.**

Also, please do not park your cars over the curb. It is difficult to complete snow removal if cars are not moved and are parked over the curb!!

Thank you in advance for your cooperation! 😊