



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424



January 2021 happenings



Holiday Harbour 2020-2021 Board of Manager's

Cindy Alves, VP - term expires 10/2022
Claire Fisher, President - term expires 10/2021
Denny Furnal - term expires 10/2023
Kim Gardner - term expires 10/2023
Frank Hacknauer - term expires 10/2022
Bill Mapes - term expires 10/2021
Carol Neel - term expires 10/2022
Chris Sardone, VP - term expires 10/2023
Marvin Wolk, Treasurer - term expires 10/2021

Committees

Clubhouse - Barb Hackel, Diane Roach
Docking - Carol Neel, Rich Russell, Cindy Alves, Alicia
Finance - Marv Wolk
Gatehouse - Kathy Welch
Landscape - Cindy Alves, Linda Lytle
Long Range Planning (LRPC) - Bill Mapes, Jerry Brown, Guy Burns, Claire Fisher, Denny Furnal, Chris Sardone
Maintenance - Chris Sardone
Newsletter - Stacy Fox, Claire Fisher
Nominating - Carol Neel, Chris Sardone, Denny Furnal
Pool - Kim Gardner, Chris Sardone, Kathy Welch
Social - Kim Gardner, Kathy Mapes, Joan Brown, Diane Roach, Kathy Schott, Rebecca Snyder
Variance - Cindy Alves (landscaping), Frank Hacknauer
Facelift - Claire Fisher, Colleen Brown, Chelsea Henderson, Corinne Canough, Kathy Mapes
Water Quality - Rich Russell, Corinne Canough, Paul Lytle, Claire Fisher
Website - Chelsea Henderson
Welcoming - Corinne Canough, Barb Hackel

Cold Weather Precautions 2020-2021 Winter Season

If you will be leaving your unit for an extended period, or in cases of extreme cold, please review the following points and take precautions to eliminate water pipes freezing.

- Open the cabinet doors beneath your bath & kitchen sinks, especially if the water pipes run through an exterior wall. Wind chills to this extreme can freeze pipes right through the siding.
- **Set the furnace temperature no lower than 60 degrees. This is extremely important in vacant homes or homes where residents are traveling. DO NOT TURN HEAT OFF!**
- If you experience a lack of water from your faucet, there is probably a frozen pipe somewhere that fortunately has not yet burst. Placing a heater in the area where the pipe is frozen could help thaw the pipe and allow water to flow again.
- Shut the water supply valve to your unit off if you will be leaving for more than 10 days.

Thank you! - Kenrick Corporation

Obituary

Deane Cook of Unit # 111-B passed away on 11/19/20. He was 93 years young and a longtime resident of Holiday Harbour. He was a board president, and kept a very healthy & active lifestyle.

President's Report

Are we doing a good job in keeping you informed? Here are ways we let you know what's going on and how we're working on your behalf.

The Board:

- Expanded your newsletter, sends info emails, posts notices in common areas, and keeps our website (neighborhoodlink.com) up to date. Board business is your business and should be readily available.
- Provides contact information. Board and committee members are listed in every newsletter.
- Invites your input. You may speak at our monthly and annual meetings or send an email anytime. Contact a board member if you can't make a meeting, are uncomfortable speaking, or have a confidential issue. We work for you and can only respond if we know your concerns.
- Answers questions promptly: We should respond within 24 hours, even if it's to say we'll get back in touch. Research is often needed to give a good answer.
- Works to minimize surprises. We work on the most urgent projects first. Agendas and finances are sent out in advance. Updates on new and existing projects are provided ahead of time. Committee reports are thorough.
- Makes decisions in open session unless they are legal or have privacy issues.
- Shares both good and bad news.
- Provides reasons for our decisions. We follow by-laws first, then rules and regulations, precedent set by prior boards, then informed research. Decisions based on research then become precedent and are made with great care.

There's always room for improvement. If you have suggestions or questions, feel free to send me a note at jandcfisher1@gmail.com.

Claire Fisher

Your Junk is Someone Else's Treasure

Habitat for Humanity's ReStore accepts donations of new and gently used items that are resold to treasure hunters and bargain shoppers. Instead of putting your used items in the maintenance yard or in the dumpsters, please consider taking your items to ReStore. It's great that we aren't throwing items that are still usable in the dumpsters, but every day the 'free' pile keeps growing. Thank you! Walk up donations are accepted at ReStore from Tuesday to Saturday, 9am-3pm.

You can always call for a pick up too, for larger items like furniture and appliances.

Your used books can be placed in the laundry room library.

Thank you for keeping our maintenance yard clean and supporting ReStore.



Instructions for accessing Holiday Harbour's website

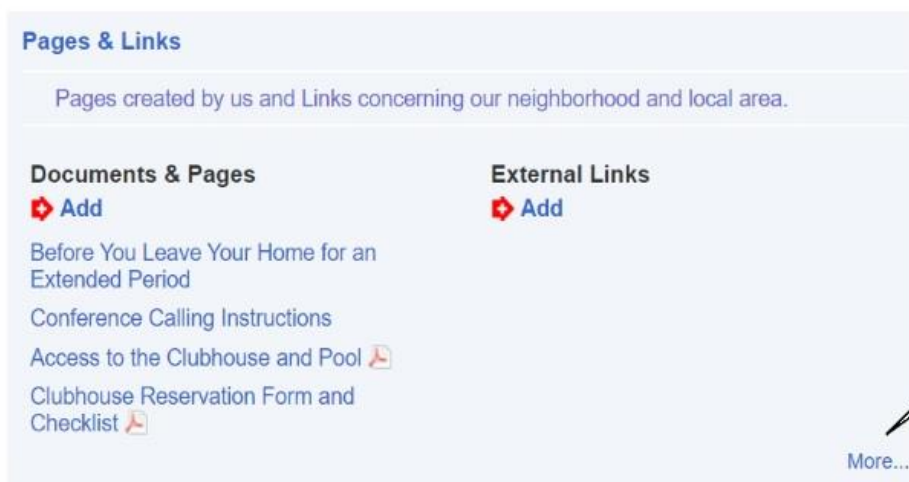
1. Go to neighborhoodlink.com
2. Type in our zip code, 14424, in the space noted, then push 'search'.



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



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.



Have a Quick Question for Steve & Billy?

Feel free to email our wonderful Superintendents with your inquiries at:

rsrose@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 Front Entrance

Our front entrance looks much better with the old sign gone. The area is now wide open, allows a much better view of our entry, and will be a nice landscape island once new plantings are installed. The new sign on the front entrance pier will be installed shortly.



HOLIDAY HARBOUR BOARD OF MANAGERS MEETING December 2, 2020

CALL TO ORDER/ROLL CALL: The meeting was called to order by President Claire Fisher at 7:03pm. In attendance: Bill Mapes, Carol Neel, Christopher Sardone, Marv Wolk, Cindy Alves, Kim Gardner, Denny Furnal, Frank Hacknauer; Kenrick Representative: Michelle Alvaro; and Recording Secretary: Stacy Fox.

POST-MEETING HOMEOWNER COMMENT(S):

- Unit # 28, posed a question regarding possibility of an online directory instead of a print edition to keep a more up to date directory and to save money. In response to the Maintenance Committee discussion, she also asked about the process of informing new buyers of the expectation to maintain their garden beds. The landscaping committee responded that they would be revising that wording/process.

APPROVAL OF MINUTES: A motion was made by **Marv Wolk** to approve the minutes from the October 28, 2020 meeting as written. The motion was seconded by **Chris Sardone** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on October 31, 2020:

| | |
|---------------------------------|--------------|
| Cash..... | \$728,248.52 |
| Accounts Receivable..... | \$13,537.16 |
| Accounts Payable..... | \$0.00 |
| Prepaid Assessments..... | \$60,830.46 |
| Maintenance Reserve..... | \$420,511.41 |
| Utility Fund..... | \$-213.07 |
| Docking Fund..... | \$98,453.21 |
| Roadway Easement Fund..... | \$19,820.07 |
| Contingency/Emergency Fund..... | \$100,000.00 |
| Parking Lot Fund..... | \$14,923.00 |

A motion was made by **Bill Mapes**, seconded by **Claire Fisher**, and passed by the Board to accept the Financial Reports.

Claire Fisher noted that some increases should be reflected in next year's budget. The building repair account may need to be increased, cost for directory not updated for last two years is \$700, and homeowner/communication cost will increase by \$600.

MANAGEMENT REPORT: **Ms. Alvaro** reported that Kenrick logged in dock applications and forwarded e-mail of those received to Dock Committee Chairperson; I am requesting that when you send an e-mail in response to one, I have sent, please change the subject line. I find it very confusing when the subjects are different; coordinated removal of front wall-completed; 2x weekly site visits; updated service request and maintenance tracking sheets; forwarded invoices for review and approval; filed lien on property in arrears-payment received. Lien will be removed; followed up on outstanding service requests; followed up with homeowner who had several requests about maintenance and the process; forwarded information for signage to Ewing Graphics; mailed permit for new signage to City of Canandaigua; had a meeting with President; began bidding out for concrete project; Caitlin Champagne has resigned. Her last day is Monday, November 23rd; the site office will be closed the day after Thanksgiving, but staff is on call for emergencies; Covid-19 tracing sheets are being completed each day by staff; provided deck bid information to Maintenance Committee; Notary services are available from Michelle Alvaro; sent correspondence 11/03/2020 regarding HH Approval form

results/minutes; 11/03/2020, notice sent regarding stolen cars; 11/17/2020, notice sent about key fob system down; 11/19/2020, notice sent about not going to clubhouse; mailed and emailed November Happenings Newsletter; one welcome packet was sent to Unit #51A; approved invoices for October 2020 in accordance with HH Budget & service contracts; prepared & distributed Board of Managers meeting packets; logged furnace inspections and dryer vent inspections. Following up with residents who need to provide updated information; working on gathering and updating lease information; completed walk-around letters.

Superintendent's Report: On-site staff completed the following tasks, in addition to the routine daily, weekly, and monthly tasks: mowing and bagging leaves; trimmed shrubs; closed units #411 and #417; storing bikes in pool house for the season (ongoing); stored bike racks away for the season; completed painting list; repainted gatehouse door (pewter gray)-2 coats; garbage pickup (ongoing); emptied pet debris cans; closed carwash for the season; repainted security door simplex; replaced 20' of underground 12-gauge wire #51 simplex also repaired two breaks in lines; changed security light at end of line #58; Joe from Brawdy came down to look at removal of boulders from the canal; helped Clubhouse Committee hang decorations; changed lightbulbs throughout the property; NYSEG repaired gas leak in meter room; removed dock ladders; unjammed coin slot (dryer) laundry room; checking winter watchman lights (ongoing); cleaned up sticks around property wind storm; researched a noise issue in unit #142; repaired lamp head lids from wind storm at #33-B and #104; K & K landscaping removed HH sign (wall); removed broken limb stuck in tree (33 simplex); checked unit #36 winter watchman light on; installed snow stakes throughout property; drilled out railing and installed bigger lag bolts simplex #130; removed bird nest and screened vent unit #405; started installing holiday lights; installed weather stripping front simplex doors #33.

OLD BUSINESS:

Collated Homeowner Comments from the Annual Meeting & Board Response:

- Request for more frequent updates from committees.
 - This item is already being addressed – committees giving reports at each meeting (when updates are available). These are included in the Newsletter.
- Inquiries regarding landscaping.
 - The Landscape Committee is reviewing upgrades and timing of trimming bushes. See committee report below.
- Pool Access Issues:
 - The Board hopes that hours will be able to return to normal next pool season.
- Clubhouse Re-Opening.
 - The Board does not have any current plans for re-opening the clubhouse at this time, due to COVID-19 restrictions and liability.
- Deck Replacements - Since four were not replaced in 2020, would 8 be replaced in 2021?
 - At this time, all those needing replacement due to safety and condition assessments will be addressed. There will be at least 4 and possibly more.
- Many positive comments of gratitude to the Board's work were received.

Exercise Room: Given the current circumstances and health & safety liabilities, the Board has decided that the indoor workout facility will need to remain closed.

Incomplete Work Orders: **Claire Fisher** proposed that when incomplete work orders have gone through one season without being completed, for whatever reason, that notices be sent to those residents so that residents know the status of their request. The Board was in agreement with this proposal.

Simplex Deck Replacement: **Claire Fisher** discussed two-year bids for deck replacement, starting with 5 simplex decks and if the work is of good quality and the price is reasonable when compared to original bids, then signing a two-year contract to replace 4 more each year. She also noted that new bids should be sent out every two years to ensure fair price.

Chris Sardone and **Bill Mapes** detailed the current quote and discussed conversations that were had with Garin Fox, a bidder on the simplex decks. Mr. Fox expressed concern that the decks may be rocking back and forth, particularly on windy days, due to the direction that they were built; therefore, he suggested putting braces to prevent any movement. **Chris Sardone** made a motion to hire Garin Fox to work on repairing 5 decks, (Units #18-C, #130-D, #140-D, #140-C, #111-D), to straighten the deck beams and reinforce with braces to prevent movement, which would be completed in the off season. This project would come out of the Maintenance Reserve. The Board noted that the expectation would be for homeowners to remove their deck furniture/belongings themselves. If it is not moved in the allotted time, the contractor will have to move it and the homeowner will be back-charged for the cost incurred by Holiday Harbour. The motion was seconded by **Marv Wolk** and approved by the Board.

Meter Box Repairs: No update to report – more information to come at a later meeting.

Tax Assessment Refunds: **Bill Mapes** reported that he spoke with Aaron Jacobson and that they have put together a list of units that will be getting refunds. For each year that the homeowner signed and turned in the paperwork, they will receive the refund. Board members inquired as to what happens to the unclaimed funds and how past homeowners will be contacted – **Bill Mapes** noted that he will ask Jacobson further questions and report back to homeowners.

Aaron Jacobson reply: If Jacobson cannot find the owners that are due refunds, then the remaining money will be sent to Holiday Harbour indicating who the money belongs to.

NEW BUSINESS:

Roof Replacements: Roofs were last installed between 2002-2006 in four phases with a 25-year life expectancy. The Board discussed a projected replacement date so funds could be put aside to cover the cost when the time for replacement comes. The replacement start date of 2027/2028 was agreed to. **Bill Mapes** suggested increasing the maintenance reserve starting next year (2021) for the next 11 years, which would result in sufficient funds to replace the roofs and gutters starting the budget year 2027-2028. The roofs and gutters would be replaced over a 5-year timeframe without having to require an assessment from homeowners (estimated total cost: \$700,000).

Committee Reports:

- *Landscaping Committee:*
 - The Board noted that a number of homeowners commented on landscaping care & maintenance at Holiday Harbour in their Annual Meeting mail-in comments.
 - **Cindy Alves** discussed specific landscaping maintenance issues that have not been addressed (i.e., trimming and maintenance of bushes), Kenrick will evaluate the labor needed to trim bushes earlier in the season so homeowners can enjoy the improved look over the summer. **Claire Fisher** requested that the Landscaping Committee prepare a budget proposal for the spring so that the Board can consider allotting more funds specifically for trimming and mulch.
- *Social Committee:*
 - **Kim Gardner** reported that the Bottle-Can Drive has funded many recent upgrades to the clubhouse

- The Clubhouse Committee submitted a request for \$300 to cover expenses for other recent upgrades – the Board approved the request, as there was unused funding in the Pool Committee and Social Committee budgets.

Review and Approve Variances:

- Unit #133, request to replace front, rear and patio doors, as well as 2 windows to be installed by KMC.
- Unit #23-C, request to replace interior entry door to be installed by Lowe's.
- Unit #18-B, request to install ceiling on patio to be installed by Billy Cooper (completed off Holiday Harbour time and at homeowner's expense).

A motion was made by **Chris Sardone** to approve the above variances subject to adherence to Holiday Harbour specifications. The motion was seconded by **Marv Wolk** and approved by the Board.

- Unit #44, request to cut privacy wall to a half wall.

Cindy Alves made a motion for the Superintendents to remove half of the wall, on the condition that if complications occur and the full wall needs to be removed, then the homeowner is responsible to cover any costs for covering that space appropriately. The motion was seconded by **Claire Fisher** and approved by the Board.

Adjournment: 8:58 PM

NEXT MEETING: January 27, 2021 @ 7pm

Board Meeting Information

Please note that the next meeting date is January 27, 2021 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.

2021 meetings will be held on:

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

January Facts: Did You Know?

- Where did January get its name? It takes its name from Janus, the Roman god of beginnings and endings.
- What is January's birthstone? Red Garnet. With associations with the heart, blood, inner fire, and life force, garnets have long been considered symbols of love. Garnet symbolism also extends to friendship.
- January is National _____ Month. National Blood Donor Month! It has been observed in January since 1970 with the goal of increasing blood and platelet donations during winter – one of the most difficult times of year to collect enough blood products to meet patient needs.
- Do you know what January 8th is? National War on Poverty Day. This is the unofficial name for legislation first introduced by US President Lyndon B. Johnson during his State of the Union address on January 8, 1964.
- Do you know what January 15th is? Martin Luther King Day! Also Humanitarian Day, so get out there and do some good!