



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

February 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, Carolyn Marlin
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

Lloyd Wade of Unit # 51-B passed away this past month. Holiday Harbour extends its sincerest sympathy to his wife, Marlene Wade.

President's Report

Harmful algae bloom, swimming bans, stagnant water, rising water temperatures. These are issues Canandaigua Lake faces. So far, water pollution here is less than in other smaller lakes. It may only be a matter of time before we face the same problems. It would be a sad day when the only water we can use is our pool.

What can HH do? One way is to have a healthy stand of grass to reduce erosion. Another is to reduce the use of Roundup, a common pollutant. Excess chemicals just run off into the water, wasting money. It also contributes to the harmful algae bloom we had in our canals last year. The problem truly is here and now.

Working with Cornell Cooperative Extension and the Canandaigua Lake Watershed Association, our water quality committee came up with these suggestions. They balance much needed lawn care with prudent chemical use, all at no extra cost:

- Use 3 chemical applications this year due to need for lawn repair. Roundup, however, will only be used in weedy areas found in a pre-application visit. Less is better!
- Evaluate 2 applications next year or year after.
- Increase mowing height to 3-1/2 inches to improve grass health and shade out weeds. Grass height = root height. Longer roots mean a healthier grass.
- Over-seed bare areas in spring and fall.
- Aerate lawn once in 2021 and every two years after. Some areas have been so compacted that staff is barely able to aerate. This means grass can't grow at all.
- Hydroseed after major construction.

Impact to you: This year, you may notice that staff is allowing the grass to grow slightly longer before mowing. It's a good way to get a better stand of grass. This should allow us to again enjoy the nice lawn we had before gas and dock construction.

Lastly, the committee will share our lawn care requirements with Town Harbour and Yacht Club Cove in the hopes that we can join forces for a healthier lake.

Regards, Claire Fisher

Tax Assessment Update

You may have noticed that your 2021 county tax bill did not reflect a reduction based on our successful appeal of the assessed value of HH. The reason is that the current tax bill is based on the 2020 assessment roll. Any overpayment will be refunded pursuant to the court order which includes the 2020 tax year.

When can you expect a refund? Here is an update from our attorneys.

"The City just recently agreed to pay most of the unit owners on our participation list. We are in the process of drafting the stipulation needed to cause the city and school to process the refunds. It can then take up to another 60 days to process the refunds. We can then get the refunds out within 45 days of when we receive them from the city and school. Those are outside dates but we hope to do better."

Boat Fueling Procedures

Proper fueling procedures are important in preventing onboard fires. Gasoline vapors are heavier than air and can spread rapidly into enclosed spaces. You should check the bilges and all closed compartments for gasoline vapors. The sniff test is the most effective method for detecting fuel leaks.

The proper way to fuel your boat is as follows:

- Secure boat to the dock
- Switch off engine
- Extinguish all open flames
- Do not use electrical switches
- No smoking
- Ports, hatches, and doors closed
- Make certain all passengers are ashore
- Determine quantity of fuel required and make sure it is the proper type of fuel
- Hold hose nozzle firmly against fill pipe opening
- Do not overfill
- Wipe up all spillage
- Open ports, hatches, and doors to ventilate
- Turn blower on for four minutes minimum
- Do the sniff test
- Start engine
- Re-board passengers
- Untie from dock and cast off

Proper fueling techniques also keep our water clean and safe, and help marine life thrive. You are legally required to report fuel spills, and to take prompt action to clean up any spills that may occur. If the spill is of any substantial size, we also recommend you call your insurance company.

The best way to fuel your boat is at a marina

If you must fuel them from the dock, please be careful to avoid spillage!

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! 😊

Have a Quick Question for Steve & Billy?

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

Garbage and Recycling Bins

If you've ever thrown out trash or recycling at Holiday Harbour, you may have noticed that sometimes they seem extremely full!

Please consider checking another part of the dumpster – often, the other sides have **nothing!**

Please do NOT overfill the dumpsters so that they won't close, *unless* you have already checked other sides.

This helps us keep Holiday Harbour looking clean and neat, and more importantly, helps prevent it from falling out, blowing away, and just overall mess making.

Thank you in advance for your cooperation! 😊



Silly Joke Alert!

Can February
March?

No, but April May.



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

Zip Code, Neighborhood, HOA, or Club Name

Search

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

Neighborhoods in Zip Code 14424

 Holiday Harbour


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...

HOLIDAY HARBOUR BOARD OF MANAGERS MEETING January 27, 2021

CALL TO ORDER/ROLL CALL: The meeting was called to order by Claire Fisher at 7:02 pm. In attendance: Cindy Alves, Denny Furnal, Kim Gardner, Frank Hacknauer, Bill Mapes, Carol Neel, Christopher Sardone, Marv Wolk; Kenrick Representative: Michelle Alvaro; and Recording Secretary: Stacy Fox.

POST-MEETING HOMEOWNER COMMENTS:

- Unit #28, reported that new locks were installed on Unit #23 and thanked the Board for their approval of the replacement of the lock on the exterior doors. The resident also asked that financial reports be sent along with the agenda, as they have in the past. The resident went on to follow up about the health of Canandaigua Lake's water quality, and inquired as to planned adjustments to lawn treatment.
 - The Board responded that increased requirements with water quality in mind were included in the new bids being sent out to lawn care companies.
- Unit #25, request for a lift of the kayak fine due to conflicting communications.
 - The Board responded that they would revisit the associated letters and emails, and respond to the resident after information was gathered.

APPROVAL OF MINUTES: A motion was made by **Marv Wolk** to approve the minutes from the December 2, 2020 meeting as written. The motion was seconded by **Carol Neel** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on November 30, 2020:

Cash.....	\$753,885.97
Accounts Receivable.....	\$9,387.77
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$56,224.42
Maintenance Reserve.....	\$430,881.02
Utility Fund.....	-\$213.07
Docking Fund.....	\$97,915.54
Roadway Easement Fund.....	\$19,827.21
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$15,423.00

The Financial Report ending on December 31, 2020:

Cash.....	\$741,607.17
Accounts Receivable.....	\$7,026.38
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$70,713.16
Maintenance Reserve.....	\$440,355.44
Utility Fund.....	-\$213.07
Docking Fund.....	\$51,351.92
Roadway Easement Fund.....	\$19,834.59
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$15,923.00

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

MANAGEMENT REPORT: Ms. Alvaro reported that Kenrick completed deck repair contract and forwarded it for signature; forwarded signed inlet wall repair contract to Chris Bayer; logged in dock applications and forwarded an e-mail of those received to Dock Committee Chairperson; developed list for Docking chairperson; 2x weekly site visits; completed permit process for dock project and forwarded it to the City of Canandaigua; completed check requests as needed; purchased supplies for staff as needed; began drafting the 2021-2022 HH operating budget; forwarded correspondence at the direction of the Board; updated service request, ¼ maintenance list and maintenance tracking sheets; forwarded invoices for review and approval; sent letters to residents regarding outstanding service requests that will be addressed in 2021; met with Bill Mapes, site staff, LaBella Associates and Brawdy Marine contractor for review of dock project; Covid-19 tracing sheets are being completed each day by staff; Notary services are available from Michelle Alvaro; on 12/7/2020 sent a follow-up regarding waiver of fine; on 12/28/2020 sent Unit #107, #121, and #141 HH power washing; mailed and emailed January Happenings Newsletter; approved invoices for November and December 2020 in accordance with HH Budget & service contracts; prepared & distributed Board of Managers meeting packets.

Superintendent's Report: On-site staff completed the following tasks, in addition to the routine daily, weekly, and monthly tasks: installed stakes around gas valves for dock/wall project; checking winter watchman emergency lights (daily); replaced mailbox lock-simplex #101C; Bryan from Shield repaired fob system; completed service requests; completed installing snow stakes throughout property; replace photocell eye-simplex #419; started cleaning simplexes (informing residents when this is being completed); raked out and cleaned mud off of sidewalk; installed and removed holiday lights; filling/putting out ice melt containers (ongoing); removed 4 trees on the property; replaced light bulbs throughout property; emergency light on in unit #401 - reset winter watchman light; installed hand rail on unit #28; B&E (Paul) replaced 2 bad LED lights in the #400 block; rehung life ring at #100 block; replaced socket in light fixture at unit #58 (post light); removed Holiday trees throughout property; Brawdy Marine started dock project on 1/4/21; repaired gas leak units #1 and #20; completed COVID-19 tracking sheets daily; responded to 2 emergency calls from the answering service; met with contractor, Portfolio Manager, engineers and 1 Board member for review of dock project; installed snowplow on tractor, oil change and installed new air filter; met with Portfolio Manager on a regular basis; have requested bids to repair dumpsters; primed and painted old water spot on the front of patio door & ceiling at unit #140C; repainted/cleaned lamp posts, replaced sockets, lenses and lamp heads as needed.

OLD BUSINESS:

Update for Jacobson Law Firm – City of Canandaigua Lawsuit: **Bill Mapes** reported that he got a reply from Aaron Jacobson regarding his inquiry into when the refunds would be sent out. Jacobson replied that on Tuesday (February 2), most of the unit owners on Jacobson's participation list would be paid. He went on to say that the order needs to be signed and then the city and school district will have 60 days to issue the refund, which will likely be several weeks thereafter.

Dock Update: **Claire Fisher** reported that there were some unexpected issues that have come up with the channel wall repairs. There are again rocks in the channel that were not removed before re-installing the walking deck. The Board has voted by email prior to the meeting to withhold a total of 15% of Brawdy's payment, out of the \$300,000 contract, as work was not performed to specifications. The total to be withheld is now \$45,000, which will be paid once the job is complete and the rocks from this and prior phases of work are moved from the channel. Rocks that need to be removed from prior phases are identified by white paint spots on the dock. Brawdy is aware of the change and has accepted the amended terms, which include a removal deadline of April 15.

April 30, 2020 Audit: The Board discussed surplus funds and where they should go. There was a question from the audit report regarding attorney fees, which prevented a vote at this time until further information is gathered.

NEW BUSINESS:

Boat Space Issues: **Cindy Alves** requested that the Board consider requiring the motor on boats to be kept in the water to free up dock space. The Board discussed this and agreed to the dock committee to assess pros and cons, which would also research other points of concern (i.e., finger docks, etc.).

Bill Mapes put finger docks on the Long-Range Planning Committee's project list.

2021-2022 Budget: The Board will have a Budget planning meeting on February 17th 2021.

Structural Repairs for 2021: Unit #133 & #112 will have structural repairs done this budget season. No start or completion dates have been provided yet.

Security Cameras: The Board discussed the idea of installing security cameras at the front entrance for various security and liability reasons. The Board asked the Long-Range Planning Committee to put this potential project on their list.

Entry Way Signage: **Marv Wolk** made a motion to duplicate the existing sign and install on the end cap facing the road. The motion was seconded by **Chris Sardone** and passed by the Board.

Committee Reports:

- *Long Range Planning Committee:*
 - **Bill Mapes** Looked at the reserve associates plans, moved some projects around. He noted that the long-range plan is extensive. The LRPC has reviewed the Reserve Advisors report and incorporated projects into the Long Range Plan. Anyone that would like to see the current Board Approved 3-Year Long Range Plan should contact Bill Mapes (matoby@aol.com or by phone (585)354-7710)
- *Landscaping Committee:*
 - **Cindy Alves** discussed the need for spring bushes, as well as edging and mulching.
 - She reported that she gathered a cost range of \$1,700-\$4,200 for having all bushes, trees, shrubs on the property professionally trimmed once in June.
 - Mulching and edging will be researched and bids will be sent out.
 - Budget numbers for the committee will be prepared for the Annual Budget draft.
- *Maintenance Committee:*
 - The Board thanks homeowners who reach out with issues seen during any contractor work.
- *Pool Committee:*
 - **Kim Gardner** reported that she plans to meet with the Pool Committee to discuss 2021 pool plans and COVID-19 mandates/restrictions. More information will be provided in the coming months.
 - Residents are advised that while COVID restrictions change, pool rules may change too.
- *Docking Committee:*
 - **Carol Neel** reported that she is continuing to work on assigning dock spaces.
- *Water Quality:*
 - **Claire Fisher** raised the issue of oil sheen on the water and discussed the importance of residents being vigilant when filling their boat gas tanks from the dock.

Review and Approve Variances:

- Unit #34, request to install furnace and A/C unit.
- Unit #55, request to install tankless hot water tank.

The above variances were approved on an emergency basis via vote by email amongst the Board during the month and they are subject to adherence to Holiday Harbour specifications.

Adjournment: 8:46 PM

NEXT MEETING: February 24, 2021 @ 7pm

Board Meeting Information

Please note that the next meeting date is February 24, 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:

February 24, March 24, April 28, May 26, June 23, July 28, August 25, September 22, October 5 (Annual Meeting), October 27, November and December - TBD

February Facts

- February (do you see that extra “r”?) is one of the most frequently misspelled words in the English language. In 2015, even the White House press office got it wrong—several times over the course of the month.
- For more than 40 years, February has been Black History Month. The precursor to Black History Month, however, is a lot older. Black leaders in 1926 dedicated the second week in February to the recognizing the history of African-Americans - a week chosen to coincide with the birthdays of Abe Lincoln (Feb 12) & Frederick Douglass (Feb 14).
- February also marks American Heart Month, along with some other “months” you might not recognize: Canned Food Month, Grapefruit Month, Hot Breakfast Month, and Return Shopping Carts to the Supermarket Month.
- February is named after a Spring Cleaning Festival. “Februa” was an early Roman festival and cleansing ritual held on Feb 15.
- It’s the only month that can pass without having a full moon. That doesn’t mean February never has a full moon—it usually does, as a matter of fact. The last time it didn’t was 1999. The next time it won’t have a full moon? 2037!
- Groundhog Day—Feb 2—is based on a German superstition. In Germany, though, it’s not a groundhog that forecasts either an early spring or a longer winter: It’s a badger.

Interested in more February facts you might not have known? Check out the source of these facts:

<https://cateinsuranceagency.com/14-fascinating-facts-about-february/>

