



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

June 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

Important: Meeting Change

Holiday Harbour is changing the monthly Board meetings to the 4th (fourth) Monday of each month for the remainder of 2021. Our next meeting therefore, will be Monday, June 28th at 7pm. You may attend in person or use zoom.

Thank You, Neighbor!

The Board wishes to thank **Cindy Alves** for all of her help with planting at the entrance; **Carolyn Marlin** for her plantings by the pool; and **Kathy Welch** and **Jim Fisher** for all the watering of plants that they do! 😊

Attention Boat Owners

You have until July 4, 2021 to put your boat in the water! There is no grace period. Any unused space after then will be assigned to others.

Patio Alert

Storage units, bulk wrapped winter storage, kayaks or canoes, and other patio items are not allowed to block your rear patio exit door, per the City of Canandaigua Code Enforcement Officer. Please move them to a different area of your patio ASAP!

Law Requires Boat Safety Course for All

by Paul Marlin

By 2025, you will be required to take a state-approved boat safety course in order to operate a motorized watercraft. This is commonly referred to as “Brianna’s Law” - named after Brianna Lieneck, an 11-year-old Long Island girl who was killed in a 2005 boating accident.

This course provides a basic level of knowledge needed to operate a boat. It protects the operator of the boat and everyone that operator could come into contact with and will make our waters safer. It took a horrific accident to make this situation real for people, but through this law Brianna is saving lives and her love lives on.

The measure expands an earlier law that requires boaters born after Jan 1, 1993 to complete a boat safety course. Under the phase-in, all motor boat operators born:

- on or after Jan. 1, 1988 must complete it beginning in 2022.
- on or after Jan. 1, 1983 must complete it beginning in 2023.
- on or after Jan. 1, 1978 must complete it beginning in 2024.

By January 1, 2025, regardless of age, all persons operating a motorized vehicle must have taken the course. Failure to comply could result in a fine of between \$100 and \$250.

The law that went into effect Jan. 1, 2020.

Can & Bottle Recycling

Please continue to put your redeemable cans & bottles in the blue tote next to the large recycling bin in the maintenance yard. Funds will go to the social committee for community events.
Thank you!

Notary Public at Holiday Harbour

Our neighbor, **Marv Wolk** is a Notary Public and he would be happy to Notarize documents at no charge. He can be contacted at: 585-672-1600
mwolk48@gmail.com

SAVE THE DATE

Come wish Steve Rose a Happy Retirement on Sunday July 18th at 1pm. A “Sundae Funday” Ice Cream Social has been planned to celebrate.

The Social Committee will send more details to residents as plans are finalized. If you’d like to contribute to a gift, please drop it off to social committee chair,
Kim Gardner at Unit 44.

Kayak Stickers

The Board asks that everyone using the kayak racks fix an orange sticker with contact information on their kayak. This will help us make sure the racks are used by HH residents only, and provide contact information in case your kayak or rack needs to be moved. The stickers are available from **Christine Corriveau** at Unit #123 or from HH staff.



We Need Your Help!

PLEASE:

- Be neat and put your trash in the dumpster; not on the ground.
- Cut or fold your recyclable cardboard to save space in the dumpster.
- Take large household items to the landfill.
- Don't park your boat by the door to the trash area or by the car wash.
- No dogs, rollerblades, skateboards, or jogging on the dock.
- The dumpster, tennis courts, and pool are only for the use of HH residents. If you believe others are using these facilities, please report the date and time.

Instructions for accessing Holiday Harbour's website

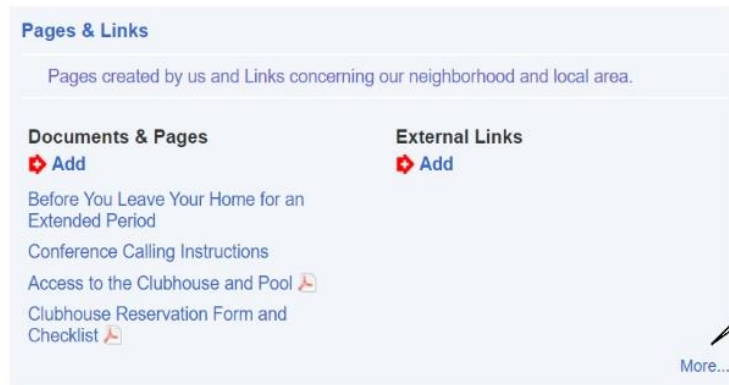
1. Go to neighborhoodlink.com
2. Type in our zip code, 14424, in the space noted, then push 'search'.



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.



Did You Know?

Here are our Rules and Regulations regarding pets:

- Only homeowners are allowed to have pets. Dogs must be 25 pounds or less.
- **Tenants may not have pets.**
- Pets may not visit during the day or overnight.
- You may have one pet (note: not one cat *and* one dog – just one pet).
- Outside tethering of pets is not allowed.
- Pets must be leashed unless supervised in the pet run area.
- Certain breeds are not allowed. Check the R&R's for full list.
- Dogs may be walked on the perimeter of the Condo property only. Dogs are NOT ALLOWED on the boardwalk.
- Owners must pick up and dispose of excrements. A scooper and/or a bag must be on person and visible.
- Homeowners must provide Kenrick Corporation with a rabies certificate and dog license.
- You may be required to remove a dog that barks excessively, urinates or defecates in areas not allowed.
- You are responsible for fines, attorney fees, and costs incurred if you're found in violation.

For more information, Refer to Part VIII of the R&R's.

President's Report

Holiday Harbour isn't just a place, it's home.

I felt that when looking out at the audience at our last board meeting – the first in over a year where we were able to meet in person. Others felt it too; that gratitude, that happiness that we all made it safely to that particular point in time. We broke out in spontaneous applause, just happy to be back with special people.

After having attained the wisdom that comes with social security age, I've come to understand there is a difference between friends and friendships. Friends are people we know. Friendships are better - they come from shared experiences; some happy, some not, but all memorable. Most of us moved here from long-time homes elsewhere and want to build new friendships to replace those we left behind.

How can we become the neighborhood we value and not just a condo complex?

We can start by introducing ourselves to new faces. Talk to someone who's standing alone. Have a block party or open house and invite someone new. Participate in the garage sale and social events now that they're allowed. Water your neighbors' flowers or yard. Come to a board meeting, introduce yourself, and offer a suggestion. Run an errand. Join a committee or volunteer for an activity with no long-term commitment. Invite someone you don't know well over for coffee or wine. Even folding down a pool umbrella is a way to participate. These are all ways to meet in a casual setting and start those special bonds between neighbors.

It's hard to build a community when we don't know each other. With so many new people moving here in the last few years, it's important to reach out. We live in a special place and building shared experiences just makes it better. With summer at hand and people outside, now is the perfect time to start. Please do!

Best Regards, Claire Fisher



“A friend is
someone you once
didn't know”

What The 2021 Swim Season Will Bring

The flowers are planted and the Pool is open, but while many restrictions have lessened, the pandemic continues. We still need to follow procedures to keep our residents safe at HH. The Pool Committee and BOM are hopeful that we will be able to lift more restrictions as the summer ensues, but for the time being we have had to submit our COVID-19 plan to get our permit to open the pool. All residents should have received an email pertaining to the COVID-19 guidelines for the 2021 season.

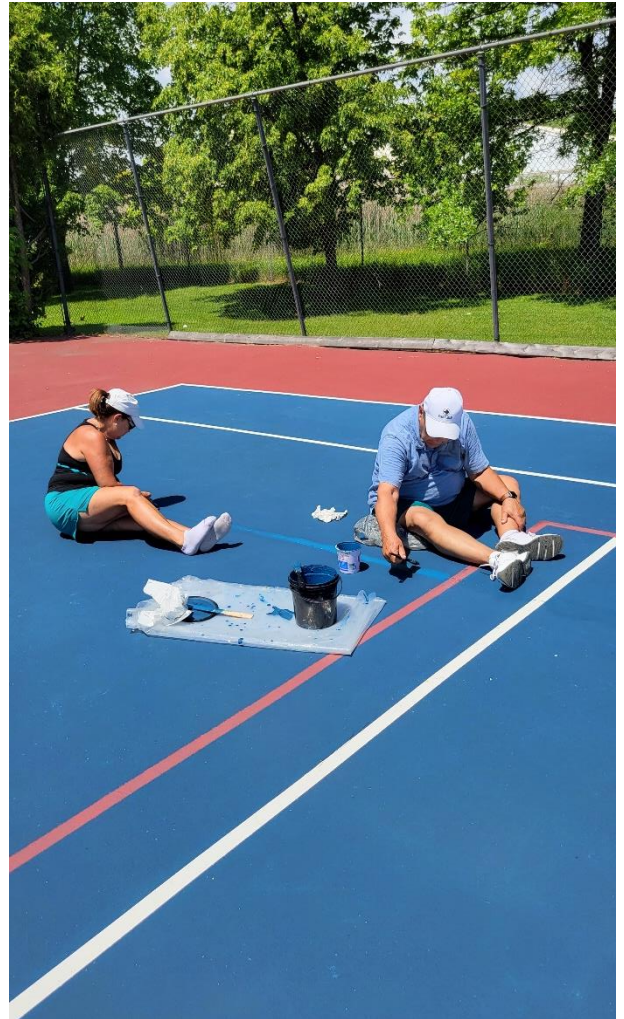
We have also updated our Pool Rules. All residents should have received a letter asking you to review the rules and submit your signature stating that you have read and understand the rules. One of the main reasons for this is that we have been permitted by the NYS Department of Health to have unsupervised (No Lifeguards) Swim time from 3pm-7pm 7 days a week. This form must be signed by residents who wish to take advantage of the swimming pool.

Here are important rules for unsupervised swimming; **RESIDENTS CANNOT SWIM ALONE!** They must be accompanied by someone that will remain on the swim deck while swimmer(s) are in the pool. No one under the age of 18 is allowed to be in the pool after 3:00 pm without adult supervision. Permission slips for under age swimmers only apply while the pool is manned by a lifeguard.



Tennis at Holiday Harbour

Seen pictured here are Holiday Harbour neighbors enjoying a day of tennis together; as well as, neighbor volunteers filling in cracks in the paint. They sure keep the courts looking beautiful!



HOLIDAY HARBOUR BOARD OF MANAGERS MEETING May 24, 2021

CALL TO ORDER/ROLL CALL: The meeting was called to order by Claire Fisher at 7:04 pm. In attendance: Cindy Alves, Denny Furnal, Kim Gardner, Frank Hacknauer, Bill Mapes, Carol Neel, Christopher Sardone, Marv Wolk; Kenrick Representative: Barry Smith; and Recording Secretary: Stacy Fox.

PRE-MEETING HOMEOWNER COMMENTS:

- Unit #123, requested that more residents use the orange stickers on their kayaks to identify Holiday Harbour residents versus non-residents possibly using Holiday Harbour space.
 - The Board responded that orange stickers come from Paul Marlin and the Board will see if he has more. The Board also asks all kayak-owning residents to please use the stickers to help identify the owners of kayaks.
- Unit #22, thanked the Board for getting the rocks out of the canal.
- Unit #22, announced that the garage sale will be held on June 19th 2021 from 8am-3pm. She noted that a fair number of participants have joined, and more are welcome, if interested. She went on to say that if it is a small group then gathering into one site together may work best.

POST-MEETING HOMEOWNER COMMENTS:

- Unit #411, asked if the landscaping committee could look at a damaged tree in his yard, and consider what could replace it.
- Unit #22, suggested that the Board consider adding a defibrillator unit outside the clubhouse.
 - There was Board inquiry as to maintenance of AED units, to which it was determined that it would ideally be done once a month.
 - A comment was also made regarding holding another AED training course.
- Unit #28, inquired as to if there were any updates on the Holiday Harbour directory publishing timeline.
 - The Board responded that Kenrick would be sending out questionnaires for residents to update their information soon.
 - The Board also noted that the format would largely be an accessible digital format, but that a small number of hardcopies would be purchased for those not able to use the digital format. Switching to the digital format would save money and improve the ease with which the directory could be updated/maintained.
- Unit #123, suggested that the directory questionnaire include a question at the bottom to identify if residents would prefer digital or hardcopy.

APPROVAL OF MINUTES: A motion was made by **Marv Wolk** to approve the minutes from the April 28, 2021 meeting as written. The motion was seconded by **Bill Mapes** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on April 30, 2021:

Cash.....	\$630,531.56
Accounts Receivable.....	\$5,179.75
Accounts Payable.....	\$45,562.82
Prepaid Assessments.....	\$61,363.54
Maintenance Reserve.....	\$482,707.73
Utility Fund.....	\$-213.07
Docking Fund.....	\$-118,628.79
Roadway Easement Fund.....	\$23,621.95
Contingency/Emergency Fund.....	\$100,000.00

Parking Lot Fund..... \$17,923.00

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

MANAGEMENT REPORT: Kenrick made regular site visits; met with Chris Sardone at our office Wed May 19th; attended Walk Thru, May 20 at 2pm; reviewed Balcony work with Garin Fox; securing several other quotes for Electric Meter renovation and Clubhouse “I” Beam replacement; researching the draft inducer reimbursement list with staff & HVAC contractor; cathodic Survey: forwarded status maps from Thornton to JHJ John Jensen. He will return from Georgia early June; contracted Simplex door replacements; 3 before April 30 (done) and 3 after; inspected inferior brick work done at 106. Talked to HVAC guy Bruce Sanford re. repair in the near future; facilitated the scheduling of the repair of the leaking roof at 102 by KMC; conveyed and followed up on requests to the onsite staff; logged daily staff work; working daily with Anita Smith and Laurie Krenzer to provide for needed staffing; invoice review and approval; submitted reimbursement check requests; purchased supplies for staff, Covid signage, etc.; responded regularly to board and owner requests; consolidated and updated board request list; oversaw reopening of the clubhouse with Covid-19 guidance; continuing to reviewed the superintendent’s transition & performance with Anita & Billy; connected with Bay Landscape and staff for service scheduling and arrangements; met with pool committee regarding opening; submitted pool permit application and delivered laminated pool permit for staff to post; on 4/26/21, sent April Agenda & Financials to Homeowners; on 5/03/21, sent Clubhouse reopening letter; on 5/4/21, sent Treatment Notice; on 5/19/21, sent Mulch and Edging; mailed and emailed April Happenings Newsletter; sent welcome packet to Unit # 106 on 5/7/21; approved invoices for April 2021 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: spread top soil and seeded; blew off tennis court; put out bike racks; cut grass; blew off sidewalks and docks; garbage pick-up; tagged boats and trailers; helped Randy unload dumpsters; opened two units #411-417; reset breaker for dock lights (400’s); installed dock ladder for 101-A; checked and returned messages; put away ice melt containers; mailed and handed out docking; handed out Happenings; talked with Mr. Polizzi, Unit 414-A – patio carpet damage; sent work orders to Bill Cooper to log; check readings at lift station; opened and closed gates in maintenance area; talked to Karl about stump removal; talked with Carol Neel about docking; replaced coin slot in dryer (laundry room); replaced light bulbs throughout property; cleaned laundry room; drained water from pit in lift station; mowed fronts and blew off; removed bushes and stumps from #106; called Griffith (Superior) to fill gas tank; called Land Pro to pick up gator; called Aqua Brothers to open pool; called Flemmings to put boiler together at pool; contacted (Head Guard) Alexi; removed spreader and plow from tractor, connected mower deck; mowed backs of units #142-#423; read emails from Barry. Responded to Barry’s emails; emailed Barry every day on daily tasks; removed bikes from pool house; cleaned out gator to be sent for service; whipped and blew out leaves in maintenance area; put wipes, signs, resident check in sheets, aerosol spray; talk about carpet cleaning in Clubhouse/Simplex with (Lucy) Chem-dry; removed leaves from pool, back washed and vacuumed; picked up sod from Mayflowers for deck product; met with resident at #19 with cracks in corners of unit; contacted Jay from J’s Handyman Services to reconnect water gate house; helped Jim and Clair Fisher rake topsoil from rock removal.

OLD BUSINESS:

Meter Repairs: **Barry Smith** noted that quotes are still being sought.

Channel Wall Reconstruction Update: **Claire Fisher** reported that Phase 5 and 6 are nearly done, save for cleanup. She reported that the work with Brawdy went really well, with the exception of the rock issues (which have since been resolved). She went on to say that Brawdy will be back to put down

hydroseed, and she thanked homeowners for assisting with watering seeded areas and offering helpful observations during the work. Lastly, it was reported that the sod pads that were installed will not survive, but will still be used to build up the land by the docks and will be re-seeded.

Pool Update: **Kim Gardner** reported that permits have been received and the pool will be open daily 10am-3pm with lifeguards, as well as getting approved to be open 3pm-7pm without lifeguards. Rules for the non-lifeguard time will be released soon. She went on to report that there will still be some COVID restrictions, but that the pool will open on Saturday, May 29th 2021. Residents are welcome to bring up to six (6) family members max. If a resident does not have any family with them, they are welcome to bring one (1) friend.

Claire Fisher made the motion that the Board grant approval to the pool committee to update the pool Rules & Regulations to reflect non-lifeguard hours and provisions from the Department of Health for permission of pool use while adhering to COVID protocol. The motion was seconded by **Denny Furnal** and approved by the Board. Once updated, owners will need to sign off on them if they want to use the pool during non-lifeguard hours.

City of Canandaigua Tax Issues: **Bill Mapes** reported that the grievance takes place tomorrow (May 25), regarding the increase in tax assessment, with the assistance of Jacobson Law Firm.

He went on to report that the fund payments from the previous settlement will be distributed with a TBD start date. The savings per year for each year a unit owner signed up is between \$300-450 per year. These numbers are prior to allocation of expenses and attorney fees.

Steve Rose Retirement Date and Plans: **Kim Gardner** reported that Steve Rose will be retiring at the end of June, and an Ice Cream Truck has been reserved for July 18th 2021 at 1pm to honor Steve. More information will be sent out to homeowners.

Marv Wolk inquired as to whether a gift would be given to Steve. He suggested that residents could contribute funds toward a gift, if they so choose. Interested residents can contribute funds by contacting **Kim Gardner**.

NEW BUSINESS:

Auditor for 2020/2021 Fiscal Year: A motion was made by **Bill Mapes** to renew the contract for the same \$2,500 as last year plus a 3% increase. The motion was seconded by **Chris Sardone** and approved by the Board.

Draft Inducers: **Claire Fisher** reported that a list is being compiled to assess what units still have the need for draft inducers. Most units have high efficiency hot water heaters and furnaces, and the inducers are no longer needed in these cases.

Review and Approve Variances:

- Unit #19, request to remove stump and replace with Japanese Maple and Boxwoods.
- Unit #43, request to remove a mildew susceptible shrub to replace with a Green Mountain Boxwood (at the homeowner's expense).

A motion was made by **Denny Furnal** to approve the above variances subject to adherence to Holiday Harbour specifications. The motion was seconded by **Frank Hacknauer** and passed by the Board.

- Unit #18-B, request to install a handrail to be attached to the cement floor of the patio (to be installed by maintenance).

A motion was made by **Claire Fisher** to approve the above variance subject to adherence to Holiday Harbour specifications and with the provision that approval run with the current resident only and be removed when no longer needed. The motion was seconded by **Bill Mapes** and passed by the Board.

- Unit #46-C, request to install washer/dryer combo off kitchen to be vented through front wall.
- Unit #46-C, request to install grab bar for getting in and out of the boat.

A motion was made by **Claire Fisher** to approve the above variances subject to adherence to Holiday Harbour specifications. The motion was seconded by **Marv Wolk** and passed by the Board.

- Unit #111-B and Unit #104, request to install water spigots in front of each of the units (at each owners' expense).

A motion was made by **Claire Fisher** to approve the above variances subject to adherence to Holiday Harbour specifications. The motion was seconded by **Kim Gardner** and passed by the Board.

Committee Reports:

- *Long Range Planning Committee:*
 - 2025-2026 is the next penciled in dates for channel wall updates. The committee intends to put further channel wall projects off until there are assurances that there is adequate funding for the project, with the only exception being any failures in the dock.
 - There is a LRPCCommittee meeting scheduled for June 3 to work on the 15-year plan.
- *Landscaping Committee:*
 - **Cindy Alves** reported that flowers were planted by the entrance, and edging and mulching has begun.
 - She went on to request that any residents interested in helping with weeding, watering, bush trimming, etc. to please contact her.
 - She said seeding is a top priority, as well as some trees that need treatment.
- *Docking Committee:*
 - **Carol Neel** reported that there are 3 spaces still available. She asked that homeowner's please keep in mind that primary boats receive priority over secondary boats. With that said, no further secondary spaces will be given out this year.
 - By July 4th 2021, if a boat is not in it's spot by that date, then the resident automatically relinquishes their spot.
- *Pool Committee:*
 - **Kim Gardner** thanked Carolyn Marlin for the plantings by the pool and creating a perennial garden in a previous "kiddie pool" location.
- *Maintenance Committee:*
 - **Chris Sardone** reported that the Walk-Around was completed.
 - He went on to say that kickplates will be identified and tracked as to which need to be painted (to be painted white).
 - He lastly requested that residents help with watering the new grass seeding to help repair the property from all of the recent work. He said a major focus of the maintenance committee right now is lawn repair.
 - **Claire Fisher** requested that the concrete contractor examine the rim joists for deterioration when replacing patios. The only way to tell there is deterioration is during patio replacement when kick plates are removed.

Adjournment: 8:27 PM

NEXT MEETING: June 28, 2021 @ 7pm

Board Meeting Information

Meetings are held on the 4th Monday 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:

June 28, July 26, August 23, September 27,
October 5 (Annual Meeting), October 25, November and December - TBD