



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

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, Corinne Canough, Kathy Mapes
Water Quality - Rich Russell, Corinne Canough, Paul Lytle, Claire Fisher
Website - POSITION CURRENTLY VACANT
Welcoming - Corinne Canough, Barb Hackel

August 2021 happenings



Interested in Running for the Board of Managers?

If so, there are 3 board positions to be filled every year, each for a 3-year term. Being a board member is a great way to be involved, volunteer & improve our community!

For more information and a nomination form, contact Board liaison Carol Neel at gneel36@gmail.com

Elections will be held on October 5th 2021

**Your community thanks you
for your consideration 😊**

Sump Pump Problems?

Do you feel as if your pump is not operating properly? If so, please do the following:

1. Submit a workorder online (Submit a Service Request - kenrickfirst.com or call Kenrick Office at 585-424-1540 or (if urgent) submit a ticket to the staff for them to review the sump pump in question.
2. A pump will be ordered from Ground Water Systems at the association's expense.
3. The new pump will be installed by the staff at the association's expense. The cost of any added parts will be paid by the association.

Kayak Alert

Residents who have kayaks stored on the kayak racks must please obtain a sticker from Holiday Harbour staff or Christine Corriveau Unit #123 at ccorriveau724@gmail.com and place it on their kayak.

The concern is that we have abandoned kayaks that need to be removed. Your sticker will help identify those that need to be removed.

Kayaks without stickers by November 1, 2021 will be removed and stored behind the clubhouse. Kayaks that are not claimed by spring will be removed from the premises.

Presidents Report

An advantage of living across from the pool is that you get to see everyone enjoying it. People are lounging at the pool or working on water aerobics, colorful umbrellas are up, flowers are blooming, and the young ones are playing Marco Polo.

It takes a lot of work to make this happen. It all starts in the fall when everything is cleaned and put away, the pool covered, and chemicals bought for the next season. In the spring, the pool committee updates our safety plan for the Department of Health, who may conduct an on-site inspection. There is sometimes follow up work before the DOH issues our seasonal permit.

While that is going on, the pump and pool heater are serviced, repairs made, the pool uncovered and cleaned, and a good chemical balance found. Lifeguards are hired and trained to keep our pool clean and test our chemical levels 3 times a day. Furniture is brought out, cleaned, repaired, and sometimes replaced.

The pool gets a lot of attention before you're able to use it!

This year the Board approved upgrades for the bathhouse. New windows will be installed, a drop ceiling and new lights installed, the interior painted, and the pump house door repaired or replaced. Work will be done in the fall or winter with planned competition for the 2022 swimming season.

In the next couple of years, the Board will be looking at ways to improve the surface of the concrete deck. Some of the concrete has cracked and heaved and is considered a hazard by the NYSDOH. They have warned that this may show up as an inspection defect in the next 2 to 3 years. If not addressed, they could close the pool down until repaired. The repairs are not a complete surprise as the pool deck is 50+ years old and these were listed as a future action item on a study we commissioned from Reserve Associates a few years ago. What is a surprise, is that we need to make repairs much sooner than expected. Stay tuned as we look for cost effective ways to correct.

Many thanks go to Kim Gardner, Kathy Welch, and Carolyn Marlin for their tireless work on the pool. Your efforts are greatly appreciated!

Best Regards, Claire Fisher

Holiday Harbour History

"Plans were announced today for an apartment and motel-hotel complex on property fronting on Canandaigua Lake. The apartments will be a mix of colonial townhouse and Florida resort design. All will front on the water and have its own patio and dock. The motel is planned on the northern part of the site. A road and bridge will also be built across Sucker Brook to provide access. Facilities will include an Olympic size swimming pool, a clubhouse, and a 40' light house that will be a landmark and observation tower.

The purchase price for the 60-acre parcel was \$300,000, the largest sale to date in Canandaigua's history. Construction will start soon with the first phase ready by April 1968.

The developer hopes to have most of the units finished before they start on the 150-room motel. Rental rates will be between \$165 and \$215 per month. The developers will call the complex 'Holiday Harbour'."

Wow, there were a lot of changes over the years! We now have no apartments; only privately owned condos, no bridge over Sucker Brook, Town Harbour instead of an HH extension, no 150-room motel, and no lighthouse that we'd need to maintain or tear down. I'd say the changes were for the better. How about you?

Did You Know? Clubhouse Rental Edition

Residents are allowed to rent the clubhouse for a private event.

- The reservation form is located across from the staff office and is also available at www.neighborhoodlink.com
- Return the form to the superintendent once complete along with a reservation fee of \$50. There is also a \$200 security deposit that will be returned once the clubhouse has been inspected after your event, to make sure there is no damage or clean up required.
- Before making plans, go down the clubhouse stairs and look at the calendar at the lower landing.
 - Anyone wanting to reserve can do so by putting your contact information on the desired date. Someone from the clubhouse committee will be in touch with next steps after they receive your reservation form.
- The clubhouse is also available for modest personal use without a reservation. If it's not being used, you may play pool, use the ping pong table, play cards, put puzzles together, or enjoy private time just reading a book. Before you settle in, check the calendar on the lower level to make sure the clubhouse isn't already reserved. Please tidy up and leave the clubhouse as you found it.
- Please remember that cameras are in use to track damage and those responsible.
- There is a full listing of clubhouse rules in HH's Rules and Regulations. Please consult these if you're interested in reserving the room.

Many thanks go to the clubhouse committee for helping residents with the process!



Congratulations, Steve Rose!

Steve's ice cream social was
a great success!

120 people came to show
their appreciation for all he's
done for us over the last 27
years. Congratulations on
your retirement, Steve. We
wish you the very best. Stop
by and visit!



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...

HOW TO READ TASTING NOTES

Dry white wines



Melony
Expressive
Limpid
Honeysuckle/
hazlenut

Rich
New wood
Floral
Buttery

Aromatic and sweet white wines



Gold
Honeyed
Barley sugar
Heady

Floral
Peach/apricot
Botrytis
Lanolin

Light red wines



Bitter
almonds
Wood
Second nose
Cherry-like

Rose-like
Attack
Brick red
Food

Medium-bodied red wines



Tannins
Cedar wood/
cigar box
Velvety
Firm

Tightly knit
Backbone
Structure
Berry fruits

Tennis Court Lock

Holiday Harbour has purchased a lock for the tennis court. This is to keep skateboarders and other uninvited people from using it.
The code is 5636.

Announcement

Our meeting dates are now the fourth Thursday of every month. This is a permanent change. The next meeting will be August 26, 2021 at 7:00pm.

"Getting Old"

Was it for this
That I uttered prayers
And sobbed and cursed
and kicked the stairs
That now,
domestic as a plate
I should retire
at half-past eight

Pool Update

The board and pool committee are looking to extend the use of the pool until mid-September, weather dependent.
Stay tuned for more details!

Save the Date!

The social committee will host a wine mingle and tasting on August 29.

They have also distributed a survey so they can better plan events of interest to you!

Please help out and provide your input.

HOLIDAY HARBOUR BOARD OF MANAGERS MEETING July 22, 2021

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

POST-MEETING HOMEOWNER COMMENTS:

- Unit #115, discussed wanting a larger than 22ft boat, and asked how that could be accommodated.
 - The Board discussed the problems that would ensue with allowing larger boats, as dock spaces are already tight. The Board invites any discussion from any homeowner to improve docking.

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

FINANCIAL REPORT:

The Financial Report ending on June 30, 2021:

Cash.....	\$518,300.72
Accounts Receivable.....	\$5,492.45
Accounts Payable.....	\$3,367.12
Prepaid Assessments.....	\$69,028.92
Maintenance Reserve.....	\$486,447.61
Utility Fund.....	\$120.27
Docking Fund.....	\$-178,472.73
Roadway Easement Fund.....	\$23,621.95
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$18,923.00

A motion was made by **Cindy Alves**, seconded by **Frank Hacknauer**, and passed by the Board to accept the Financial Reports. Laundry income was reported \$307.

MANAGEMENT REPORT: Mr. Smith reported that Kenrick:

- Staff Communication: Using – Phone, Text, email, & onsite visits. Conveyed and followed up on work requests to the onsite staff
- Staff work: Logged daily
- Staff Performance: Continued to review the superintendent's transition & performance with Anita, Bill, and the board.
- Annual Maintenance Chart: Staff is reviewing the sequence of duties.
- AED: Batteries replaced in March; the new pads are on order
- Electric Meter: renovation: KMC – Bob and Rich have reviewed each meter assembly. B&E will be needed for one entry conduit extension sleeve. Projected to begin wk. of August 2nd.
- Clubhouse "I" Beam: Glenn Thornton inspected July 12. Provided options: Repair or replace I beam; If Replacement – other changes should be seriously considered.
- Draft Inducers: Bill & Staff have conducted a review of the equipment. Info will be collected and submitted to the board for unit reimbursement evaluation.
- Cathodic Survey: John Jensen from JHJ conducted survey with Bill Mapes, Bill Cooper. He delivered the study to HH office. He is confident that there are no concerns; no further action recommended.
- Walk Around: Continuing to work on following up on the notifications and updates for the board.

- Simplex Doors: Replacements 3 more to be done by KMC; materials are ordered.
- Brick work at #106: July 15 reached out to HVAC guy Bruce Sanford again to repair. Will be onsite Thursday at 8:30 with his mason to scope the work and match the brick.
- Invoice: review and approval
- Reimbursement: Submitted requests for reimbursement
- Requests: Responded regularly to board and owner requests
- Resident Directory: Charlene and Corinne Canough are working on this.
- Squirrels 52A: Greg from Eastside Wildlife inspected Thursday July 15th. Will quote.
- Tennis Court Lock: Staff installed lock / Kenrick distributed the access number.
- Monthly financial reports prepared, emailed
- Approved invoices in accordance with HH Budget & service contracts
- Prepared & distributed Board of Managers meeting packets
- Sent a letter to unit #29 – 6.25.21
- Sent a letter to unit #18D – 6.29.21
- Homeowner Correspondence: (1)
- Meeting agenda and newsletter 6.25.21
- Correspondence/calls regarding or with: insurance, real estate agents, attorneys, mortgage lenders, appraisers, questions from homeowners, compliance issues, landscaping, resale documents, etc.

Superintendent's Report: On-site staff completed the following tasks, in addition to the routine daily, weekly, and monthly tasks: changed 3 lamp heads – glass, sockets, one lid; raked out more areas, topsoil and seed, from boulder removal; mowed property weekly; changed sump pump at #39; set up for board meeting monthly and broke down; replaced 3 light posts at 400 , 48, 119; cleaned curbs throughout property; handed out Happenings; installed new smoke detector at #414 – simplex; met with Josh from Finger Lakes Pools and Kim Gardner; checked emails and messages daily; cleaned women's room toilet, garbage can, paper towel rack; whipped and blew off tennis court; cleaned gutters at 41, 135, 121 water side; cleaned out storm drain at tennis court; push-mowed stairs at 414 simplex 119-121 light issue – repaired broken wire underground; weeded bed across from 402/403; checked 121 water side for clog – replace 8' downspout section; went to Lowe's for materials (weekly); picked up "G" (weekly); met with Claire Fisher; picked up "G" second time because of holiday; walk around with Jon Jensen, Bill Mapes, Barry Smith – Cathodic System; cleaned out bird nest at 100 near security light; took pictures of hot water tanks; cleaned clubhouse for party; filled bromine at pool house (bi-weekly); faxed payroll; put new blades on 730 Tractor, checked filters, and oil; cleaned simplexes; chem-dry cleaned carpets in simplexes (yearly); cleaned laundry machines with Tide washer cleaner; cleaned gutters at #50 & 32 water side.

- **Denny Furnal** asked Kenrick about a power-washing schedule. Multiple Board members agreed that it should be done on a schedule.
- **Kim Gardner** asked about reviewing Billy Cooper upon his 90 days. **Claire Fisher** reported that Anita Smith is preparing for that.

OLD BUSINESS:

AED: **Denny Furnal** made a motion to move the AED unit just inside the front door of the clubhouse, in the lobby. The motion was seconded by **Cindy Alves** and approved by the Board.

Channel Wall Update: **Claire Fisher** reported that the Channel Wall is substantially finished and stand of grass that met contract specs – releasing all of the retainage.

City of Canandaigua Tax Issue: **Claire Fisher** reported that a schedule for residents to receive their tax refunds is still unknown. The school is getting ready to release their refunds. The City and the County have not yet. Jacobson Law Firm hopes the refunds will be released in 45 days, then they need a couple of weeks to review and distribute.

Rules & Regulations: **Claire Fisher** reported that while some changes are in the works, they have not yet been submitted to the Board for approval. She went on to propose that the kayak rules & regulations remain the same, and that paddleboards be added to the approved list of what can go on a patio for year-round storage, assuming they meet the size requirements for fire code safety precautions.

NEW BUSINESS:

Nominations and Upcoming Elections: **Carol Neel** reported that nominations are being accepted for joining the Board. Interested applicants should contact **Carol Neel** for an application.

Clubhouse Patio Beam: **Claire Fisher** reported on the beam in the clubhouse that was inspected and is in need of repair. She said that the 3 options are:

- Weld patch it for temporary
- Replace just the beam with wood or steel
- Full rebuild - not handicap compliant and would involve replacing the deck. She reported that the deck is weathered, but not in bad shape.

Recommendation of LRPC is to just replace the beam at this time. More information to follow after further research.

New Dock Rules: **Carol Neel** reported that the Board is reviewing the Rules & Regulations to make some necessary changes, as many more residents have boats and space is tight. **Claire Fisher** estimated that the cost of one finger dock is \$8k to \$10k and adds only one dock space. If other ideas are available, residents are welcome to come forward and the Docking Committee would welcome them for consideration. **Claire Fisher** suggested the idea of increasing the rental space cost for second boats. She went on to thank the docking committee for their efforts to research and review necessary changes.

Committee Reports:

- *Finance Committee:* No update to report.
- *Landscaping Committee:*
 - **Cindy Alves** thanked residents for their help with weeding. She asked that even if residents pull some weeds and leave them, the maintenance staff will come around to clean them up.
 - She suggested that residents get multiple bids for HVAC needs
 - She went on to ask that residents please respect the Board members and their personal lives. If it's not an emergency, please consider the words you choose for requests and complaints.
- *Pool Committee:*
 - **Kim Gardner** reported that new pool signs would be installed tomorrow.
 - She also reported that they are reviewing the lifeguard staffing, as student workers will be returning to school.
 - She discussed cleaning needs for closing at the end of the season.
 - She said that she has received 75 usage forms for after-hours swims.

- She discussed bids that were received for an electric pool cleaner/vacuum, which would reduce the amount of time spent cleaning the pool by the lifeguard staff.
 - A motion was made by **Cindy Alves** to purchase the Dolphin pool vacuum, contingent upon getting a demo, which was seconded by **Marv Wolk** and approved by the Board.
- *Social Committee:*
 - **Kim Gardner** reported that 120 people attended Steve's Retirement Party
 - Plans are underway for a wine social in August and more details will be released soon. The Committee may need to use some of their funds from the budget for this activity.
 - The Committee has a meeting July 26th to discuss future events/activities.

Review and Approve Variances:

- Unit #18-B, request to install dryer vent.
- Unit #127, request to remove 4 front bushes, to be replaced with 2 hydrangeas and 1 hibiscus.
- Unit #29, request to install A/C unit in front of the building.

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

Vote By Email During the Month:

Variance: Unit #56, request to install furnace and A/C unit. The Board approved the request.

Adjournment: 8:14 PM

NEXT MEETING: August 26, 2021 @ 7pm

Board Meeting Information

Meetings are held on the 4th Thursday 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:

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

Directory Update

By now you should have received a form to update your contact information. Even if you have no updates, please sign and return the form. It's important that you acknowledge that your contact information will be published to other Holiday Harbour residents.

Thank you! 😊

