



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

July 2022 happenings

Holiday Harbour 2021-2022 Board of Manager's

Cindy Alves, VP - term expires 10/2022
Claire Fisher, President - term expires 10/2024
Denny Furnal - term expires 10/2023
Kim Gardner - term expires 10/2023
Frank Hacknauer - term expires 10/2022
Bill Mapes - term expires 10/2024
Carol Neel - term expires 10/2022
Chris Sardone, VP - term expires 10/2023
Marvin Wolk, Treasurer - term expires 10/2024

Committees

Clubhouse - Barb Hackel & Diane Roach
Docking - Carol Neel, Rich Russell, & Cindy Alves
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, Bob LaFaso, Tim Carson & Chris Sardone
Maintenance - Denny Furnal
Newsletter - Stacy Fox & Claire Fisher
Nominating - Chris Sardone & Marv Wolk
Pool - Kim Gardner, Kathy Welch, and Mary Lynn & David Shaw
Social - Kim Gardner, Kathy Mapes, Diane Roach, Mary Ann Vitticore, Rebecca Raguso Snyder, Marilyn Gross & Rebecca Snyder
Variance - Chris Sardone & Frank Hacknauer
Facelift - Claire Fisher, Colleen Brown, Corinne Canough & Kathy Mapes
Environmental Committee - Rich Russell, Corinne Canough, Paul Lytle & Claire Fisher
Website - POSITION CURRENTLY VACANT
Welcoming - Corinne Canough & Barb Hackel

Special Assessment

With the final audit report in hand, the board has passed a resolution to close the deficit for the fiscal year ending April 20 with a special assessment. Costs range from \$224 to \$362 and will be due 9/15/2022. Notices will be mailed shortly.

HVAC Vent Reminder

Every two years, residents need to have their furnace and dryer vents inspected. This is to minimize electric and fire hazards. Once inspected, please send dryer inspection forms and proof of furnace inspection to Kenrick.

Pool Reminder

Don't open the pool gate for anyone without a fob. We've had reports of non-HH people relying on the kindness of pool users to let them in. Being nice is one thing, being used is another.

Parking Reminder

Attention Residents (and your guests): Please do not park in another residents' spot. It is the resident's responsibility to inform their guests of being respectful of other residents' parking spaces.

Please also be considerate of those units which do not have numbers painted on the spots - you would be a kind neighbor to leave a space in front of someone else's unit!

Safety Reminder

Residents are reminded **not** to leave valuables in their vehicles or left outside of their units. Residents are also reminded to lock their vehicles!

Flushing Reminder

Please do NOT flush anything down the toilet besides human waste and toilet paper! This includes, but is not limited to, wipes (even if they say “flushable”), diapers, towels, personal hygiene products, etc.

Please Be Tidy, Neighbor!

Please help keep our maintenance yard tidy by putting your trash in the dumpsters – **NOT** next to or on top of it!

Thank you in advance for your cooperation! 😊

Please Don't Feed the Ducks!

Once they know where food is, they'll approach your patio and leave droppings. If you toss food into the canal, they'll start landing on boats too. You're doing them a disservice anyway, by giving them food that may not be good for them.

Did You Know? Summer Edition

Fire pits are not allowed at Holiday Harbour. This includes wood, propane, and natural gas fire pits, and anything with an open flame. For fire safety and insurance reasons, homeowners with fire pits must remove them.

Gas grills should not be used within 5' of a sided surface. They should be placed along the concrete divider between units.

For simplexes, they should be placed along the railing or patio edge farthest from the building face.

Save the Dates!

The social committee is planning the following events:

- July 17th 10:30am-noon: Bagels & Mimosas at the Clubhouse
- July 29th 5pm: chicken BBQ at the Clubhouse
- August 19th 7pm: fun wine event at the Clubhouse
- August 27th time TBD: Cornhole tournament on the lawn area
- September 3rd at dusk: Ring of Fire
- September 18th 10:30am-12pm: Donuts & Coffee at the Clubhouse
- October 15th throughout the day: Octoberfest Day at the Clubhouse

Got Paint? Need Disposal?

We all have partially used paint cans, varnish, and stain that need disposal. NYS now has a paint recycling program that is free of charge. To participate, drop off your cans at Sherwin Williams paint store right here in Canandaigua. You are limited to 5 cans of house paint at a time. No aerosols, paint thinners, marine and auto paint, etc. For more information, go to: www.OntarioCountyRecycles.org

Volunteers Needed

The Board is looking for a volunteer(s) who can help:

1. Research Community-Based Internet using Spectrum.
2. Organize the corn hole event on August 27th. Duties include flyers, equipment set up, scoring, etc. Refreshments to be provided.

Please contact a board or social committee member if you're interested!

HH Clothing & Accessories

Screen print or embroidered Holiday Harbour clothing and accessories are now available to order. To order:

1. Go to www.expressyourselfscreenprint.com
2. Find your desired polo shirt, sweat shirt, visor, etc. and write down the brand, color, number, and size.
3. Call or email Chris Schojan at Xpress Yourself Screen Printing with your order and credit card information. ***Specify that you would like the HH Canandaigua NY anchor logo*** Note: There is an additional charge of \$8 for each embroidered (versus screen printed) item.

Xpress Yourself is located at 2580 County Road 28 in Canandaigua. You can also reach them at 585-905-0936 or xpressyourself.sp@gmail.com

Thank you, Rebecca Snyder, for locating a vendor and coordinating on design and order details.
It's much appreciated!



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...

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 volunteer, be involved, and improve our community.

For more information and a nomination form, contact Board liaisons Chris Sardone at 585.721.8456 or Marv Wolk at mvolk48@gmail.com

Elections will be held in October 2022

Your community thanks you for your consideration 😊

President's Report

With board elections coming up, this is as pertinent this year as it was last year.

"I've heard it said that a board position is a thankless job. I don't agree. Yes, it's a lot of work but it's also rewarding and fulfilling. After almost 10 years of HH involvement, I haven't changed my mind on that point. Won't you consider joining us?"

Election time is coming up and the nomination committee is looking for people interested in running. There's no doubt that a board position takes time and that it's a big responsibility. But without people like you stepping up, who will manage our issues and plan for the future? We'd be in a bind if no one stepped up. If not you, who?

By joining us, you'll get a behind the scenes view of how the board operates and help resolve issues we face. If you have a knack for problem-solving, you should definitely consider running.

By volunteering time, we keep our HOA fees down too. But the best part of being a board member is that you're doing more than contributing your time and ideas. You are part of a team working on worthwhile projects that benefit everyone living here.

Time commitment averages about 2 hours a week, more if you're on a busy committee. Issues are constantly floating around and your input via email takes up most of that time. Meetings are once a month with two or three extra during March budget time.

Besides working on issues that affect you and your neighbors, your experience will be rewarding. You'll meet new people, build civic pride, give board members a helping hand, and make a lasting impact. Please consider serving."

Best Regards, Claire Fisher

Meet Our Volunteers

John and Mary Maslanik love to garden so decorating open spots on the dock with flower pots and watering them is right up their alley.

You can do the same! Just pick up some flowers and pots and you're on your way.

John and Mary also volunteer at the pool for a number of odd jobs, all of which are very much appreciated.

Thank you!



Recycling Reminder

Please break down your cardboard at the recycling dumpsters!



HOLIDAY HARBOUR BOARD OF MANAGERS MEETING June 23, 2022

CALL TO ORDER/ROLL CALL: The meeting was called to order by Claire Fisher at 7:01pm. In attendance: Cindy Alves, Denny Furnal, Kim Gardner, Frank Hacknauer, Bill Mapes, Carol Neel, Christopher Sardone; Kenrick Representative: Barry Smith; and Recording Secretary: Stacy Fox. Absent: Marv Wolk

PRE-MEETING HOMEOWNER COMMENTS:

- **Claire Fisher** announced that it would be **Bill Mapes'** last meeting as a Board member and shared the many projects he has led and completed over the years. She also announced that **Claudia Schaefer** would serve as his interim replacement until his term is over.
- Unit #123, expressed concern that residents are not reading communications from the Board and Kenrick, after observing many notices are not being followed. The resident specifically noted issues with dogs at Holiday Harbour, as well as dogs from Yacht Club Cover and Town Harbour.
- Unit #412, complimented the Landscape Committees flowers. The resident went on to note that the lawn has not been mowed in a timely manner, and they have not received response to correspondences with Kenrick about it.
- Unit #117, received communication regarding paddleboat on the patio and disputed charges.
 - The Board replied that watercrafts must be in the water by July 4th and that patio storage ends on May 1st.
- Unit #408-D, commended the Landscaping Committee's flowers, and also discussed frustration with the state of the lawn and mulch, as well as the weeds around the front entrance.
 - The Board replied that mulching was not in the budget.
- Unit #101-B, the resident sent a letter to the Board regarding police being called about their legally parked boat prior to identifying the boat owner, which was labeled on the tongue of the boat/trailer. The resident went on to inquire about the official process of identifying boats.
 - The Board apologized to the resident and replied that the issue should have been looked into further before calling the police. However, all boat owners should have their boats properly labeled with Holiday Harbour stickers.
- Unit #46-A, the resident sent a letter to the Board about someone taking a picture of his boat despite parking legally by the tennis court for cleaning and washing; the resident did not agree with that.
- Unit #412, raised the issue of the lawn not getting mowed frequently enough, and also inquired about weeding.
- Unit #131, noted poison ivy growing in the new bench area. Also commented on speeding in the community, and asked if Town Harbor will assist in payment for the speed bumps.
- #Unit 43, warned that speeders will likely go through the side roads if the main ones have speed bumps installed.
- Unit #123, noted that boating residents need to watch their speed coming in and out of the harbor and suggested installing a bigger "no wake" sign.

POST-MEETING HOMEOWNER COMMENTS:

- Unit #411, commented on a gap in the concrete between units and asked if it would be addressed, and inquired about deteriorating steps at unit entrance.
- Unit #12, inquired about large dogs from people who do not live in Holiday Harbour, Yacht Club Cove or Town Harbor, and requested speed bumps.
- Unit #403, noted that the speed bump in the 400-block is in disrepair.
- Unit #46, inquired about non-residents walking on the docks..
- Unit #412, asked about painting their patio deck.

APPROVAL OF MINUTES: A motion was made by **Chris Sardone** to approve the minutes from the May 26, 2022 meeting as written. The motion was seconded by **Cindy Alves** and approved by the Board.

FINANCIAL REPORT: The Financial Report was able to be approved at the time of the meeting. It will be included in the next month's minutes.

Financial Report Comments: Insurance expense was budgeted with a 10% increase; however, the increase is 12.5%. The pool repair and maintenance account is overbudget due to unexpected, but necessary repairs (grinding, concrete replacement, new valve, etc.). Landscape accounts will also be overbudget by about \$4k due to need for tree treatment.

MANAGEMENT REPORT: **Barry Smith** reported that Kenrick completed the following:

MANAGEMENT PROCESSES:

1. **Staff Communication:** Along with onsite visits, there are daily communications by phone, text, email. Conveyed to and followed up with staff regarding work requests.
2. **Invoices:** Weekly review and approval
3. **Reimbursement:** Submitted requests for reimbursement
4. **Requests:** Responded promptly to board and owner requests
5. **Monthly Financials:** Review and approved

PROJECT PROGRESS: *[new entries are in bold italics]*

1. **Electric Meter:** Baseplate Renovation by KMC. 2 completed; 2 scheduled; 4 yet to be scheduled. ***To be scheduled 46-A, B, C, D [KMC will schedule to fix these with electrician Jack Samultalski]***
2. **Pool Discoloration:** Marc attorney sent Leisure Craft Pools a letter to seek a resolution. Jeff from Leisure called me. He will extend the warrantee for any further concerns about the contracted work. Despite repeated calls, no one from Leisure has called me back to schedule the inspection.
3. **Pool Operation:** * ***Bill replaced the two sensors (ORP & PH) on the Chemtrol 250 Bromine system.*** * ***Kim is addressing the attendant scheduling.***
4. **Deck Work:** Sealing the decks that were replaced in the recent past.
5. **Sewer Line Service:** Home Town has replaced at 27-37, \$23,675. The board is considering:
 - a) Long range scheduling of the remaining sewer lateral replacement.

- b) Also, in consideration is televising descaling the existing lateral instead of replacement. Home Town quoted \$800-1,200 per building.
 - c) Along w/ "B)" Adding one cleanout per building to existing laterals would cost under \$400.
6. **Structural Repair (19 / 132 / 408-D)** 19 & 132 completed. #408-D...to be scheduled in 2023/24 fiscal year.

ADMINISTRATION (from recurring Office Operations and Administrative Tasks):

- Monthly financial reports prepared, emailed; Approved invoices in accordance with HH Budget & service contracts; Prepared & distributed Board of Managers meeting packets
- Violations (1): #114 Tree/Dog 05.31.22
- Welcome packets sent: (3)
 - 405 HH 05.27.22
 - 130B HH 06.03.22
 - 106 HH 06.08.22
- Certificates of Compliance: (2)
 - 106 HH 06.02.22
 - 130B 06.01.22
- Homeowner Correspondence: (7)
 - Dock and boulder work 05.19.22
 - May board meeting and newsletter 05.20.22
 - Pool notice 05.23.22
 - Dog walking and no wake zone 05.26.22
 - Property update 06.06.22
 - Property update 06.09.22
 - House rules update 06.10.22
- 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:

Routine Maintenance Tasks:

- | | |
|--|---|
| 1. Set up and break down for board meeting monthly | 8. Open clubhouse |
| 2. Clean clubhouse, laundry, and office weekly | 9. Empty dog waste cans / clear snow from around the area |
| 3. Clean around dumpsters | 10. Clean simplexes monthly |
| 4. Pick up garbage on property | 11. Change light bulbs around property |
| 5. Change batteries in air freshener at simplex | 12. Check E.M. lights on property |
| 6. Open/close gates | 13. Trips to Lowe's for supplies as needed |
| 7. Check numbers at lift station | 14. Fax payroll |
| | 15. Fax Superintendent's report |

Seasonal Maintenance Tasks:

1. Edge/mulch bed in front of shop
2. Pull bikes out from pool house
3. Set out bike racks
4. Mow and blow off sidewalks and streets
5. Started trimming honeysuckles along Sucker Brook
6. Trimmed grass and two pear trees along maintenance area
7. Open/close units
8. Fill in potholes with cold patch throughout property
15. Pool
 - a) Aqua brothers opened pool
 - b) Clean leaves off pool cover, clean pool room, back wash pool, pull out furniture
 - c) Check chemicals at pool 2 times daily
 - d) Trained pool attendant
 - e) Blow off pool deck / pull weeds
 - f) Pool dolphin put in
 - g) Cleaned strainer filter
 - h) Refill brome container at pool every 4 days / restocked brome buckets
 - i) Clean pool house pump room
 - j) Installed new probes for pool chemical control
9. Pressure wash (400's done)
10. Pick up mulch
11. Set up tennis court (net, garbage can, squeegee)
12. Remove landscape weed piles from residents
13. Pressure wash cul-de-sac and 2/3 of strait away
14. Hooked up soda ash container and clean line

Other Maintenance Completed This Report Period:

1. Removed lock box from laundry and attached to pool house
2. Went over work at pool house with A/P Plumbing
3. Installed new lock at 101C mailbox
4. Removed shrub and cleaned area for new a/c at 18D simplex
5. Showed contractor areas where new sidewalk and stairs are to be installed
6. Dropped off blower at Admar for repair
7. Planted tree/bush at 101 A-C Simplex

OLD BUSINESS:

Building Sewers: **Bill Mapes** reported that Hometown Plumbing has come in to do some scoping and worked on Units # 27-37 and replaced all horizontal sewers and installed cleanouts every 3rd unit. He noted that the 5-year plan is to replace all horizontal sewers in all buildings – **Bill Mapes** made a motion to begin replacing these starting with the oldest units, #28-53 and #101-102, with bids sent to Hometown Plumbing whereupon they will offer a not-to-exceed price. It was noted, however, that the work should not begin until after Labor Day. The motion was seconded by **Chris Sardone** and was approved by the Board.

Kayak & Paddleboard Racks: The Board noted that a new paddle board rack has been installed and requests that residents use it to free up space on the kayak rack. Residents are also asked to fill the top racks first.

EV Station: **Bill Mapes** made a motion to have JA Combs company do the necessary work to attain Federal and State Grants for the projected \$41,000 project to install 4 EV charging stations in Holiday Harbour, and initiate work, if it would only cost HH \$6,000. He anticipates that, if the grants are attained, the project could be completed this year. If the grants are not attained, then further research will be done. He noted that there is currently \$8,000 budgeted for EV charging installation in the next fiscal year, which would be moved to this year instead. The motion was seconded by **Chris Sardone** and approved by the Board.

Pump Station: **Denny Furnal** reported that he received a list of companies to contact to move forward on this project.

Speed Bumps: **Claire Fisher** made a motion that the Board spend a not-to-exceed amount of \$1,000 to install 4 speed bumps in 2 locations. The motion was seconded by **Kim Gardner** and approved by the Board.

Sucker Brook Erosion: **Claire Fisher** reported that the proposed project has made progress with the DEC and the City. This project will likely cost more than initially anticipated due to more work being necessary along the 50 ft of land in need of remediation – \$20,000 is budgeted in the Long-Range Plan and further details will be sorted out after a permit is received.

Special Assessment to Close Deficit: **Claire Fisher** made a motion that the Board close last fiscal year's deficit \$45,846 with a special assessment, pro-rated based on unit size (ranging from \$224-\$362). The special assessment would be due September 15th 2022. The motion was seconded by **Cindy Alves** and approved by the Board.

Concrete and Masonry Work: **Claire Fisher** made a motion to award Dominic Ruisi two concrete projects- 1) the construction of stairs for Unit #111 on the back sidewalk down to dock. 2) install two short sidewalk extensions between Units #14-15, and #12-13 at a not-to-exceed cost of \$7,000. The motion was seconded by **Cindy Alves** and approved by the Board.

Bill Mapes noted that the contractor needs to be aware of the underground utilities in the area, especially at unit #111 where the new gas main is located. It is the responsibility of Holiday Harbour to locate this prior to construction.

Clubhouse Speaker System: It was noted that a new speaker system was installed in the Clubhouse for the monthly meetings.

NEW BUSINESS:

Walk-Around Update: **Claire Fisher** reported that the walk-around was completed, and most of the property was in better shape than previous years. Kenrick has already sent out necessary letters to many units.

A motion was made by **Chris Sardone** that fences around AC units are no longer required, but are now optional. The motion was seconded by **Carol Neel** and approved by the Board.

Internet Services: A request has been made from a homeowner to look into fiber optic services for Holiday Harbour (Greenlight and Empire State), with the option for residents to join. **Bill Mapes** noted that these two companies require services via pole, not underground. Spectrum is the only viable option for community-based internet. **Carol Neel** agreed to help with research, and the Board is asking for a volunteer to help pursue this potential project.

Committee Reports:

- *Long Range Planning Committee:*
 - **Bill Mapes** noted that in the 15-yr plan that was created, Holiday Harbour is currently in the 6th year
 - The next phases of the plan and necessary budget will be presented at the July meeting
- *Landscaping Committee:*
 - **Cindy Alves** reported:
 - Meeting with tree services regarding Ash Tree treatment, which is due in the fall. This necessary and proactive treatment has not been budgeted.
 - Mulching should not go above the “elephant trunk” in each tree – the above ground roots need some exposure.
 - Advocating for professional lawn maintenance for the future – this will be considered in future budget years.
 - Seeking volunteers for assistance with weeding in flower beds.
 - There are trees that will also need to come down – this was not budgeted.
 - One birch will need to be treated at a cost of around \$200
 - The landscaping committee approved a landscaping variance submitted by Unit #58.
- *Docking Committee:*
 - **Carol Neel** reported that there are 6 spaces left at this time, as well as 2 more jet ski spaces.
- *Pool Committee:*
 - **Kim Gardner** thanked the many volunteer residents for their assistance with the pool.
 - A weekend attendant and an evening attendant may be in the works
 - All residents need to submit their pool usage form
 - All pool users are asked to remember to keep the pool gate properly latched, sign in at the table (DOH requires it), and turn down all unattended umbrellas.
- *Social Committee:*
 - June 24th will be the first event of the season, with 65 residents having signed up for the wine, cheese and chocolate event.
 - On July 7 there will be bingo and refreshments
 - **Kim Gardner** noted that the committee is in need of a corn hole organizer and volunteers – as well as someone to create a flyer for the Corn Hole event.

- *Nominating Committee:*
 - **Chris Sardone** reported that **Claudia Schaefer** will be joining the Board to take **Bill Mapes** place.
 - 3 residents are needed for the committee, and at least one must be a homeowner. There are also 2 volunteer election officials needed.
 - Residents are welcome to begin submitting applications to join the Board in the fall.

Votes by Email: The Board voted to renew K&K's contract at a prior workshop meeting.

Adjournment: 9:19: PM

NEXT MEETING: July 28, 2022 @ 7pm

Board Meeting Information

Please note that the next meeting date is July 28th at 7pm.

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.

Need Work Done?

If so, please submit a service request either in writing via forms at the clubhouse or electronically at www.kenrickfirst.com

There is a Submit Service Request in the upper right-hand corner, very easy to spot and an easy way to complete the form.

The form is used to report needed work such as trimming a tree or bush, landscape bed maintenance, drainage issues, new mailbox, kickboard painting, cracked privacy wall caps, and any number of other issues.

While the work needed may seem obvious to you, maintenance staff may miss it. Pointing out an issue is a big help so it can be addressed before it gets worse.

SUBMIT SERVICE REQUEST

ENT NEWS CONTACT

Tennis Court Lock Code

The tennis court has been locked for security purposes. The code is 5636

No Wake Alert!

Please keep your boat speeds to a 5 mph or idle speed and comply with our no-wake rule. The constant hammering from even small waves leads to erosion and may be contributing to the movement of our newly placed channel rock wall.

Think of the no-wake zone as the speed bumps or school zones of the water. These zones are important, not just in our Holiday Harbour canals but also in the main channel shared by Yacht Club Cove and Town Harbour.