

HICKORY GROVE VILLAGE CONDOMINIUM
PO BOX 614
WEST SENECA, N.Y. 14224
675-9056 Fax 668-5249

November 12, 2019

To: Hickory Grove Village Member
From: Hickory Grove Village Board of Managers
C/o Harmon Homes Realty, Inc.

Re: ***Assessments payments for the 1/1/2020 – 12/31/2020 fiscal year***

Dear Hickory Grove Member,

Enclosed is a 12 month supply of assessment payment envelopes. Effective January 1, 2020 the monthly assessment fee for all Units will increase to \$192.00 a Unit a month. The Board of Managers met prior to the annual meeting and election to discuss and review the expenses for the current year ending 12/31/19 and for the upcoming fiscal year beginning 01/01/2020. Several budget line items were adjusted to cover actual costs to the Association.

Utilities Section: Water & Electric budgeted amounts were deemed adequate to cover costs in 2020.

Maintenance Section: Contractual increases in the cost for snow removal services to the community are accounted for in the new budget. Several other line items such as weed & feed applications to the lawn, repairs and maintenance and fire hydrant testing were adjusted up to reflect actual costs to the Condominium.

Administrative Section: Only a small increase in the miscellaneous operating category was needed for 2020.

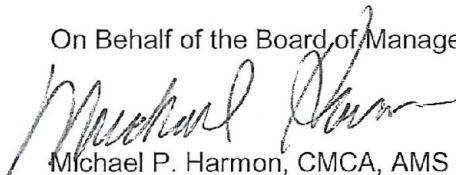
Reserves: All reserve line items were increased by 2% except the tree reserve which was reduced. This was accomplished because the tree removal along the east property line was completed this year.

The additional dollars taken in by the Condominium in 2020 with the increase is \$380.00 a month or \$4,560.00 a year.

Subsequently the Board felt to properly maintain the community while budgeting for future common area needs it was necessary to increase the monthly fee to \$192.00 a Unit a month for the next fiscal year.

If you have any questions please call our office at 675-9056.

On Behalf of the Board of Managers,



Michael P. Harmon, CMCA, AMS
Harmon Homes Realty, Inc.
Property Manager

Hickory Grove Condominium					
	APPROVED 2020				
	\$192.00	a Unit a month			
INCOME					
4010 ASSESSMENTS	175104.00	TOTAL INCOME			
5220 INTEREST-INVESTMT	0.00				
5310 LATE FEES	0.00				
TOTAL INCOME	175104.00	175104.00			
EXPENSE		YEARLY COST PER UNIT	MONTHLYCOST PER UNIT		
7210 ELECTRIC	6000.00	78.94	6.57		
7250 WATER	16000.00	210.52	17.54	Based on current year	
TOTAL UTILITY	22000.00	289.46	24.11		
MAINTENANCE					
7520 LAWN MAINT	45000.00	592.1	49.34	Contract 2020	
7503 ADDITIONAL LANDSCAPING	1500.00	19.17	1.64		
7505 MULCH	2077.00	27.32	2.27		
7525 WEED & FEED	5206.00	68.5	5.70		
7528 SALT HIGH-LIFT	2500.00	32.89	2.74		
7530 SNOW REMOVAL	50417.00	663.38	55.28	Contract 2019-2020	
7535 HYDRANT INSPECTION	979.00	12.88	1.07		
7540 IRRIGATION SYSTEM	5200.00	68.42	5.70		
7560 REPAIRS	4000.00	52.63	4.38		
7570 BACK FLOW INSPECTION	713.00	9.38	0.78		
TOTAL MAINTENANCE	117592.00	1546.67	128.90		
ADMINISTRATIVE					
8250 LEGAL FEES	750	9.86	0.82		
8256 REVIEW/TAX PREP	1065	13.22	1.16		
8270 MANAGEMENT CONTRACT	16872	222	18.5	Contract 2020	
8320 MISC. OP / POSTAGE	900	9.86	0.98		
8415 INSURANCE	5800	76.31	6.35	ESTIMATE	
8590 FRANCHISE TAX	100	1.3	0.1		
8600 PROP TAX	0	0.00	0.00		
TOTAL ADMINISTRATIVE	25487	332.55	27.91		
RESERVES					
9175 RESEAL	1264	16.63	1.38	SEVERAL RESERVES INCREASED 2%	
9185 ASPHALT MAINT / RESURFA	2163	28.46	2.37		
9190 WATER SEWER LINES	683	8.98	0.74		
9192 CONCRETE SIDEWALK RES	901	11.85	0.98		
9196 FENCE REPLACEMENT	1051	13.82	1.15		
9197 POND RESERVE	2122	27.92	2.32		
9198 TREE RESERVE	1000	13.15	1.09		
9195 CONTINGENCY RESERVE	841	11.06	0.92		
TOTAL RESERVES	10025.00	131.87	10.95		
TOTAL EXPENSE	175104.00	\$2,302.53			
TOTAL INCOME	175104.00	\$2,302.53	192.00		
	0.00				
Monthly Assessmnt Fee Comparison for several patio home communities.			Courtyard -105 Units = \$210.00		
Meadowbrook Patio Homes -72 units			Juniper Landing Condominium = \$269.00		
Aurora Mills- 85 Units = \$249.91					
Parwood Patio Homes - 77 Units = \$			Springbrook Shores- 151 Units = \$211.00		
			Burchfield Village - 82 Units = \$190.00		

HICKORY GROVE VILLAGE CONDOMINIUM TREE AND SHRUB REPLACEMENT POLICY

ASSOCIATION REPLACEMENT RESPONSIBILITY

1. Trees and shrubs on Association common property, including the areas along French Road, along the west side of Blossom Wood Lane, around the retention basin, near the hot box, and around the perimeter of Hickory Grove Village.
2. Sponsor-established trees and shrubs in utility beds on the Lots of Unit Owners.
3. Dead Sponsor-established trees on the Lots of Unit Owners that the Unit Owner decides not to replace at their own expense. The Association will remove the dead tree and return the affected area to soil. Diseased or dying trees can be considered to be dead at the sole discretion of the Board of Managers.
4. Association-provided replacement trees and shrubs will be considered Sponsor-established for this Tree and Shrub Replacement policy.
5. The Board of Managers will determine if replacement is prudent. Replacements will be standard nursery stock.

UNIT OWNER REPLACEMENT RESPONSIBILITY

1. All plantings on the Unit Owner's lot except
 - a. Sponsor-established plantings in utility beds
 - b. Dead trees that were Sponsor-established
2. The area of a tree removed by the Unit Owner must be returned soil and seed, or sod, within thirty days of notification by the Association.
3. Replacement with the same species of plant does not require board approval. However, Changes require the submission and approval of an Architectural Change form before work is begun.

Approved 7/10/2015

Distributed 7/15/2015

Amended 9/7/2019