

Board of Managers

Gary Frost
Connie Grasso
Jim Guy
Rick Jachimiak
Darcy Young, President

HICKORY GROVE VILLAGE CONDOMINIUM
PO BOX 614
WEST SENECA, N.Y. 14224

November 13, 2020

Hickory Grove Village Condominium Unit Owners
Cheektowaga, NY

DO NOT DISCARD
Voting Materials

Re: **Ballot for Annual Meeting Votes**
Proposed Budget for 2021

Dear Unit Owner,

Your official ballot and ballot-submission envelope for the Annual Meeting votes are enclosed

- 1. Insert the completed green ballot in the ballot-submission envelope and seal it.**
- 2. Sign the envelope where requested.** Your signature:
 - Appoints a proxy for purposes of counting a quorum for the Annual Meeting, and
 - Certifies that you are either a sole property owner or are a bona fide representative of your Unit
- 3. Place the signed ballot-submission envelope into the return envelope** addressed to Hickory Grove Village Condominium, c/o Harmon Homes Realty, PO Box 614, West Seneca, NY 14224

Ballots must be received by noon on Tuesday, December 1, 2020, to ensure that they will be counted at the annual meeting. To reduce the risk of COVID-19, in-person delivery of your ballot is discouraged.

Due to the COVID-19 pandemic, no in-person meeting of Unit Owners is planned for this Annual Meeting, which is scheduled to begin at 7:00 p.m. on Tuesday, December 1. Please refer to the *HGV 2020 Annual Meeting Package* that was mailed to you on October 13 for more information. That meeting package includes the *Notice of Annual Membership Meeting, Agenda, Prior Meeting Minutes*, and the *Proposed By-Laws*. That Notice also includes instructions for those Unit Owners that wish to watch or listen to the meeting through Zoom (optional). A copy of the meeting package is available on the website www.r716.us/HGV, under Notices to Meeting Owners, or by calling Rick at 238-4728.

The *Proposed Budget* for 2021 is also enclosed for your review. It calls for an HOA Fee of \$198 per month.

Sincerely,

Your Board of Managers

December 1, 2020

HOA PRESIDENT'S MESSAGE FOR 2020:

This difficult year is finally coming to an end. Unfortunately, we have been unable to have our two in person meetings due to the Pandemic. We missed our annual picnic in July and will not be getting together for our Holiday Party. Thankfully, the beautiful weather we enjoyed for months made it possible to see each other outside when walking. It has been a quiet year for Hickory Grove with no major projects taking place.

We did accomplish several things:

Driveways were sealed for part of the community (remember no driveways will be done in 2021).

Utility beds were mulched and dead shrubs were removed in some of them. We will be replacing shrubs in the early Spring. A few dead trees were also removed from front yards.

Some sidewalk repairs occurred.

Repairs are being done to damaged fencing on either side of the community.

We are continuing to put money in reserve for work on the pond.

We will NOT be using Seasonal Landscaping to spray our lawns and shrubs in 2021. We are very dissatisfied with their service. We are looking at 3 different companies and will choose one for next year. We are increasing treatments for crab grass and grubs. We know the cost will be greater but we feel it will be worth it.

Sadly, several residents passed away in 2020. We lost Dave Jackson (7 HGL), Donald Bove (53 BWL), and Macy Favor (63 HGL). Our sincere sympathy to their spouses—Nancy, Barbara, and Brenda.

We have several new residents: Jin Myung Kim and Jih Yun Woo at 35 HGL; the Heinrich Family at 64 BWL; Marian Post at 73 BWL. We welcome them to the community.

We have a special new resident at 24 HGL. Congratulations to the Siradas family on the birth of Elijah John.

Please remember to return your ballots in the stamped envelopes so we can reach a quorum.

I sincerely hope that the world will return to normal in the New Year and that we will all be together in person again. Until then, please stay healthy and happy and strong!

Darcy Young

PROPOSED BUDGET

Hickory Grove Condominium					
	APPROVED 2020	PROPOSED 2021			
	\$192.00	\$198.00	a Unit a month		
INCOME					
4010 ASSESSMENTS	175,104	180,576	TOTAL INCOME		
5220 INTEREST-INVESTMT	-	-			
5310 LATE FEES	-	-			
TOTAL INCOME	\$ 175,104	\$ 180,576	\$ 180,576.00		
EXPENSE			YEARLY COST PER UNIT	MONTHLY COST PER UNIT	
7210 ELECTRIC	6,000	6,000	78.95	6.58	
7250 WATER	16,000	17,300	227.63	18.97	Based on current year
TOTAL UTILITY	\$ 22,000	\$ 23,300	\$ 306.58	\$ 25.55	
MAINTENANCE					
7520 LAWN MAINT	45,000	45,132	593.84	49.49	Contract 2021
7503 ADDITIONAL LANDSCAPING	1,500	1,500	19.74	1.64	
7505 MULCH	2,077	2,700	35.53	2.96	
7525 WEED & FEED	5,206	5,706	75.08	6.26	
7528 SALT HIGH-LIFT	2,500	2,500	32.89	2.74	
7530 SNOW REMOVAL	50,417	51,243	674.25	56.19	Contract 2020-2021
7535 HYDRANT INSPECTION	979	1,000	13.16	1.10	
7540 IRRIGATION SYSTEM	5,200	4,500	59.21	4.93	
7560 REPAIRS	4,000	3,500	46.05	3.84	
7570 BACK FLOW INSPECTION	713	725	9.54	0.79	
TOTAL MAINTENANCE	\$ 117,592	\$ 118,506	\$ 1,559.29	\$ 129.94	
ADMINISTRATIVE					
8250 LEGAL FEES	750	-	-	-	
8256 REVIEW/TAX PREP	1,065	1,100	14.47	1.21	
8270 MANAGEMENT CONTRACT	16,872	16,872	222.00	18.50	Contract 2021
8320 MISC. OP / POSTAGE	900	900	11.84	0.99	
8415 INSURANCE	5,800	6,200	81.58	6.80	ESTIMATE
8590 FRANCHISE TAX	100	10	0.13	0.01	
8600 PROP TAX	-	-	-	-	
8990 MISC EXPENSE		2,654	34.92	2.91	
TOTAL ADMINISTRATIVE	\$ 25,487	\$ 27,736	\$ 364.95	\$ 30.41	
RESERVES					
9175 RESEAL	1,264	1,040	13.68	1.14	
9185 ASPHALT MAINT / RESURFACE	2,163	2,266	29.82	2.48	RESERVES INCREASED
9190 WATER SEWER LINES	683	690	9.08	0.76	
9192 CONCRETE SIDEWALK RES.	901	910	11.97	1.00	
9196 FENCE REPLACEMENT	1,051	1,062	13.97	1.16	
9197 POND RESERVE	2,122	2,143	28.20	2.35	
9198 TREE RESERVE	1,000	1,010	13.29	1.11	
9195 CONTINGENCY RESERVE	841	849	11.17	0.93	
TOTAL RESERVES	\$ 10,025	\$ 9,970	\$ 131.18	\$ 10.93	
TOTAL EXPENSE	\$ 175,104	\$ 179,512	\$ 2,362.00		
TOTAL INCOME	\$ 175,104	\$ 180,576	\$ 2,376.00	\$ 198.00	
OPERATING FUND REPLENISHMENT	\$ -	\$ 1,064			

Vote 1: Agenda

Yes No

Should the agenda of the Annual Meeting of December 1, 2020, 2020 (as included in the meeting package) be approved?

Vote 2: Minutes

Yes No

Should the minutes of the Annual Meeting of November 7, 2019 (as included in the meeting package) be approved?

Vote 3: By-Laws

Yes No

Should the existing By-Laws be replaced in their entirety with the Proposed By-Laws (as included in the meeting package) and recorded as an amendment to the Hickory Grove Village Condominium Declaration in the Office of the Erie County Clerk?

Vote 4: Election of Members of the Board of Managers for a two-year term expiring at the annual meeting in 2022.

(Vote for any two)

<input type="checkbox"/> Connie Grasso (incumbent)	76 Blossom Wood Ln
<input type="checkbox"/> Darcy Young (incumbent)	120 Blossom Wood Ln
<input type="checkbox"/> Kurt (Skip) Oertelt	28 Hickory Grove Ln
<input type="checkbox"/> Joanne Pry	32 Hickory Grove Ln
<input type="checkbox"/>	(write in)
<input type="checkbox"/>	(write in)

Vote 5: Adjournment

Yes No

Should the meeting be adjourned after all business on the agenda has been completed?

Hickory Grove Village Condominium 2020 Annual Meeting

Ballot

After marking your Unit's votes on the other side,

1. Insert this completed ballot inside the ballot-submission envelope (6½" x 3½") and seal it
2. Sign the ballot-submission envelope where indicated
3. Place the signed ballot-submission envelope inside the pre-stamped return envelope (9"x 3¾") provided, and mail it to PO Box 614, West Seneca, NY 14224

Due to the COVID-19 pandemic, no in-person gathering of Unit Owners is planned for these votes.

Please refer to the following documents that are included in the HGV Annual Meeting Package that accompanied the NOTICE OF ANNUAL MEMBERSHIP MEETING dated October 13, 2020:

- Agenda for the Annual Membership Meeting and Election on December 1, 2020
- Minutes for the Annual Meeting of November 7, 2019
- A letter from the Board of Managers about the Proposed By-Laws
- Proposed By-Laws

A copy of that 32-page HGV Annual Meeting Package and the 59-page July 2020 letter ("Potential Changes to the Hickory Grove Condominium By-Laws") are also available at www.r716.us/HGV under "Notices to Meeting Owners", or by calling 716-238-4728.

1. INSERT COMPLETED BALLOT IN THIS ENVELOPE AND SEAL

I hereby appoint Richard D Jachimiak as my proxy only for purposes of counting a quorum at the 2020 Annual Meeting of the Hickory Grove Village Condominium. The proxy may otherwise make no decisions or votes on my behalf.

Unit: **999 Sample Wood Lane**

I certify that I am either (a) the sole owner or (b) a bona fide representative of the owners of this Unit.

This Unit's vote for each of the issues on the agenda shall be as indicated on the enclosed ballot.

X

2. Signature

Date

Ballot-Submission Envelope

3. Mail inside another envelope to

Hickory Grove Village Condominium, PO Box 614, West Seneca, NY 14224



Ballot Processing
Hickory Grove Village Condominium
c/o Harmon Homes
PO Box 614
West Seneca, NY 14224

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