



Giants Neck Heights Association

May 1, 2025

GNHA Summer Updates

As we prepare for the summer season, we have a few important updates to share.

Budget Update

Enclosed is the proposed GNHA Budget for the 2025-2026 fiscal year, which has been approved by the Board of Governors (BOG). Members may submit comments via email to the President or Treasurer.

Our Budget Meeting will be held on Saturday, May 31, 2025, at 9:00 AM at the clubhouse.

The proposed tax levy has been increased to **3.0 mills**, compared to 2.25 mills last year.

The budget increase is due to the following planned improvements:

1. Renovation of the playground Bocce court. \$6,000 Capital Improvement
2. Legal expenses for bylaw revisions to address necessary updates.
3. Enhancements to the beach turnaround center area, including new soil and plantings.
4. Hiring an external agency to conduct a financial audit.
5. Purchase one AED machine for the Clubhouse \$4,000 Capital Improvement
6. Last Phragmites treatment \$600 Capital Improvement

Beach Turnaround Decals

Enclosed are two decals for beach turnaround access. Please place the decal on the driver's side front windshield for easy identification by beach staff.

Important reminders:

- Turnaround decals are for access to the turnaround area only.
- Parking tags are required for access to both the parking lot and turnaround.
- If using a scooter for the designated parking area, a turnaround decal must be affixed to the scooter.

Beach Parking Tags

Parking tags will be available for purchase when paying association taxes.

- Parking tags can be purchased when paying association taxes. Parking tags are one per taxable property. Properties used as a two family that receive (one) tax bill are considered one property and therefore only eligible for one parking tag. There are very few properties in GNHA that qualify as a true condo or duplex. Please do not give the Tax Collector a hard time. One tax bill = Eligible to purchase ONE parking tag.
- **Please keep your current parking tag until June 30th.** The new 2025-2026 tags should not be used before July 1, 2025.

- Golf Carts are required to have a decal for the turn around and tag for parking.
- Parking tags are required year-round. Our parking attendants rely on visible tags to ensure that only members are using the lot.
- If you rent your home, please ensure your renters understand and follow parking regulations. It is not the responsibility of GNHA employees to explain missing parking tags to renters.

Replacement Tags Policy:

- GNHA has a long-standing policy of no replacement tags. However, starting January 1, 2022, members are eligible for one replacement tag for a \$50 fee.
- If a replacement tag is lost or stolen, no further replacements will be issued.
- Homeowners who rent their properties should consider requiring a deposit from renters to cover potential tag replacement costs.

Plan Ahead:

Due to high demand, the tax collector will **not** be able to process emergency tag requests between **June 30 – July 6**. Please ensure your tax payments and tag requests are submitted on time.

Denise (Tax Collector) will be available on June 20th, 2025 from 2pm-6pm at the Clubhouse for anyone that wants to pay taxes in person. We will no longer be accepting cash payments.

Rentals & Parking Responsibilities

Homeowners who rent their properties are responsible for ensuring renters understand and follow all association rules.

- There have been multiple incidents involving renters who were unaware of the parking tag requirement.
- While it is up to homeowners to provide renters with a tag, it is not GNHA employees' responsibility to handle disputes related to missing tags.
- We strongly encourage homeowners to provide renters with a written summary of association rules.

Election Meeting Updates

We are introducing a new process for the June election meeting:

1. Check-in will begin 30 minutes before the meeting (e.g., for a 9:00 AM meeting, check-in is from 8:30 AM – 9:00 AM).
2. If the meeting involves an election, verified participants will receive a numbered ballot at check-in.
3. Colored cards will be distributed for other agenda items requiring a vote.
4. Once the meeting begins, ballots will no longer be distributed.
5. Members arriving after 9:00 AM may sign in but will not receive a ballot for voting.
6. Ballots will be numbered for accuracy.
7. The BOG will enlist 4-5 members to assist with check-in.
8. A ballot box will be purchased for members to cast their vote in.

In addition, four people have announced their intentions to run for the three open slots on the board this year.

Tom Misenti is up for re-election to serve his second term

Dan Anselmo is up for re-election to serve his second term

Terry Donovan

Jeremy Rose

All are property owners in GNHA and are eligible for election.

Voting instructions can be found on our website, under FAQs. Look for the question “Are there instructions on voting?”

Community Mindfulness

A reminder that our turnaround and parking lot staff are fellow community members working hard throughout the summer.

Please treat them with the same respect and kindness you would expect for yourself or your loved ones in a similar role.

Meeting Dates

- **Budget Meeting – May 31, 2025, at 9:00 AM** (Clubhouse)
- **Election Meeting – June 28, 2025, at 9:00 AM** (Clubhouse)
- **End-of-Summer Meeting – August 30, 2025, at 9:00 AM** (Clubhouse)

Meeting Rules

- Please be respectful to fellow members and the Board of Governors.
- Interruptions and disrespectful behavior will not be tolerated.
- If necessary, individuals who disrupt meetings will be asked to leave.

Upcoming Events

For more details on community events, visit our Facebook page or website.

Thank you, and we look forward to a safe and enjoyable summer!

Shari Whittaker

President, GNHA

	2024/25	2025/26	2024-25 Mill Rate 2.65
	Approved Budget	Proposed Budget	
New Season Opening Balance:			2025-26 Mill Rate - 3.00
Tax Revenue Previous GL			
Taxes Collected GL2023			
Uncollected Taxes			
Beach Passes Sold	5,700.00	5,300.00	
Tax Interest / Back Taxes Collected	200.00	200.00	
Interest on Savings Account	100.00	2,000.00	
Tax Lien Filing Fees Collected	200.00	150.00	
Club House Rentals	1,800.00	2,000.00	
Capitol Account Contribution	12,050.00	10,600.00	
Bingo Contribution		1,200.00	
Total Expense	141,632.34	159,090.39	
Total Income	20,050.00	21,450.00	
Total Revenue:	121,582.34	\$137,640.39	

Acct#1 Insurance	14,400.00	15,000.00	
Acct#2 Legal	1,500.00	3,000.00	
Acct#3 Tax Lien Filing Fees	150.00	150.00	
Acct#4 East Lyme Real Estate Taxes	5,000.00	5,000.00	
Acct#6 Postage & Office Exps.	3,750.00	4,500.00	
Acct #7 Groundskeeping and Beautification	5,000.00	8,000.00	
Acct#8 Propane	2,900.00	2,620.19	
Acct#9 Electricity	2,900.00	2,620.20	
Acct #10 Internet	682.34	700.00	
Acct#11 Improvements			
Acct#11A Park	6,500.00	500.00	
Acct#11B Parking Lot	500.00	2,500.00	
Acct#11C Beach	500.00	500.00	
Acct#11D Clubhouse	9,500.00	3,400.00	
Acct#11E Jetty	0.00	0.00	
Acct#12 Contingency	3,000.00	3,000.00	
Acct#13 Payroll Tax	3,500.00	4,000.00	
Acct#14 Maintenance and Supplies			
Acct#14A Park	1,000.00	1,000.00	
Acct#14B Parking Lot	500.00	500.00	
Porta potty	1,800.00	1,800.00	
Turnaround Decals	2,500.00	2,500.00	
Acct#14C Beach	6,000.00	6,500.00	
Acct#14D Clubhouse	6,550.00	6,000.00	
Acct#14E Jetty	400.00	400.00	
Acct#14F Police Service: 4TH OF JULY WEEKEND, 5 days, labor	5,000.00	9,000.00	
Acct#15 Recreation Event	5,000.00	5,000.00	
Acct#15A Bingo	0.00	1,200.00	
Acct#16 Summer Employees	35,000.00	35,000.00	
Acct#18 President	1,500.00	1,500.00	
Acct#19 Secretary	1,000.00	1,000.00	
Acct#20 Bookkeeper	7,200.00	7,200.00	
Acct#23 Tax Collector/Office Services	6,000.00	6,000.00	
Acct#24 Clubhouse Chairs 600 x 2	1,200.00	1,200.00	
Acct#26 Treasurer	1,200.00	1,200.00	
Third Party Audit		6,000.00	
Capitol Expense		10,600.00	See Below
TOTAL EXPENSES	141,632.34	159,090.39	