

High Meadow Cooperative, Inc.

Newsletter

August/September 2017

High Meadow's Website

We encourage all shareholders to re-register for the website by going to our web address: <http://highmeadowcoop.com/>. On the main page you will find instructions on how to register your account. Here are just a few reminders for setting up your new account:

- Please take note of the email address and username you have used to create your account, you will need them to reset your password;
- Please make sure your email address is valid and accessible, you will need to activate your account;
- Please do not create more than one account per shareholder.

Effective August 1st, all notices and newsletters began distribution through the website, email and by paper copy based on your preference. Should you need to update your preference, please fill out the Media Notice (attached to the newsletter) and submit the completed copy to Joan Indusi at 144 Charter Circle.

Should you have any questions, please feel free to contact C. Gardella-Cavalluzzi.

TAG Sale

High Meadow Shareholders will be holding a tag sale on Saturday, September 30th from 9am – 4pm. If you would like to participate in the Tag Sale, please feel free to set up a space on the lawn along Charter Circle or Geneva Road or in the parking lot along South Highland.

Gentle Chair Yoga

We would like to thank everyone who joined us for this event. Chair Yoga will not be offered in the Community Room at High Meadow. Vitalah Simon is available to work with people in their apartment or at her studio in Valhalla, near Kensico Dam. Her website is Yogashine.com and she can be contacted at 914-769-8745.

Projects

We hope to send official notification to all shareholders in the next few weeks. Currently, we are working with our engineer and the architect to ensure the contract meets all of our requirements. Once contracts are signed, we will notify all shareholders of the official start date.

As a reminder, during the renovations, we will hold off on all major landscaping but we will continue with our normal lawn and tree maintenance programs. We recommend shareholders not plant annuals, as they could be damaged during the construction. The Coop and the Contractors would not be responsible for replacing these items.

Cooperative Parking Lots

Just as a reminder, all vehicles parked in the parking lots MUST have either a permanent parking sticker or a temporary pass.

- Each unit is permitted 2 parking stickers;
- Designated parking areas are for the sole use of shareholder vehicles;
- Vehicles parked in these spaces must be kept in proper working condition;
- Vehicles must be parked so that the front of the vehicle points toward the curb;
- Unmarked parking spots are for the use of Shareholders only, on a first-come, first-served basis, and may only be used by Shareholders when their numbered space is occupied.
- Visiting guests or additional household vehicles can utilize street parking. Please see the next section on Street Parking.

You can locate a copy of the parking application on high meadows website. Please submit the completed application to the Maintenance Office, located behind 98 Charter Circle. Should you have any questions or concerns related to your parking sticker, temporary parking passes, rental cars, new vehicles etc., please contact our Facilities Manager at 941-6208.

Street Parking Application

Please follow these steps when applying for an On-Street parking sticker:

- The Shareholder is responsible for obtaining the Application for Hardship Parking from either the Village of Ossining website http://www.villageofossining.org/documents/2014_hardship-parking-application.pdf or
- By going to the Village Hall on Croton Ave.

Once you complete your portion of the application, please call the Maintenance Office, at 941-6208, to schedule an appointment. Our Facilities Manager will sign your application and provide you with a letter verifying your residency with HMC and the lack of sufficient parking spaces. The Maintenance Office is located behind 98 Charter Circle.

Overnight guests do not need a parking permit to park on the street overnight. Visitors will need to call the Ossining Parking Department at 914-941-6931, after 4:30pm, and leave a message following the directions outlined in the voicemail. Vehicles may park on the street for up to 5 consecutive days, paying attention to street rules. These streets are governed by the Village of Ossining, any issues or concerns should be directed accordingly.

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Know Your Board of Directors

Most residents know that there is a Board of Directors protecting their interest of their building, community and the individual owners. You have probably taken part in numerous board elections, even attended a monthly board meeting. But many residents who've never held elected office still do not truly understand what the Board members do.

Board members are "VOLUNTEERS" who live in the community and want to help make sure their investments are protected. They have responsibilities within the Board, at board meetings and dealing with professionals and building documentation.

The board is also obligated to respond to changes in the economic environment, the shareholder base, and the physical and financial status of the complex. It is important for board members not to get stuck on trivial matters and to stick with the big issues. You need to think beyond your personal opinion and ask yourself if this is good for the complex and not just good for you as an individual.

The board is there to represent everyone. The Board of Directors is made up of a number of positions. We have a President, Vice President, Secretary, Treasurer, Interview Chair, Renovations Liaison, Community Room/Garage List Chair and Media Liaison.

We welcome involvement and recommend taking the initiative to attend Board of Director's meetings and consider running for a position on the Board when they are available. Board meetings are held on the third Tuesday of every month in the Community Room. Elections are held during the annual meeting which is held during the spring.

It's a good way to get your opinion heard and to make a difference within our community.

Schools Open

September is here, and our children are heading back to school, which means both pedestrian and school bus traffic in the area will increase. Just a couple of reminders as the opening school term begins:

- Drivers need to be aware of students, flashing school lights and school buses;
- Slow down and obey all traffic laws;
- Watch for and obey signals from school crossing guards;
- Be alert and watch for children near schools, bus stops and school parking lots;
- Do not pass other vehicles in school zones or at cross walks;
- STOP for school buses that are loading or unloading children.

Maintenance and Other Requests

All routine maintenance requests are to be submitted through the Maintenance portal on the High Meadow website or by completing the three page maintenance slip and dropping it through Marilyn's mailbox, located at (161 South Highland).

For emergencies that occur during regular business hours, please contact the Facilities Manager or any other staff member at 914-961-6208. **Emergencies that involve gas leaks, fires, etc., please contact 911 first, and then call the Facilities Manager.**

For emergencies after hours and on weekend, calls should be sent directly to the Emergency Contact at 914-813-1900. Your call will be directed to an on call staff member. All emergencies should be followed up with a maintenance slip. **Emergencies that involve gas leaks, fires, etc., please contact 911 first, and then call Stillman.**

For all other concerns, please direct all queries to the Board of Directors or Stillman Management. You can submit questions or concerns using the High Meadow website General Questions portal, or you can contact Charles Munnillal at Stillman at 914-813-1945.

Garbage Reminders

Please note, that as per the Village of Ossining's Curbside Recycling Guidelines, cardboard with any trace of food is not recyclable. This means that used pizza boxes should be placed in the Black/Green dumpsters. Thank you for your attention in this matter.

Belated Congratulations & Warmest Welcome

To our newest neighbors/shareholders:

Maritza Amigon & Anthony Garcia
Katianne Mein & Anthony Duffy
Edit Bain
Martha & Manuel Sendon
Rosana Laviano

Speedy Recovery

We wish *Muriel Ruchti* a speedy recovery.

Sincere Condolences

We send our sincerest condolences to the Lynch family on the passing of Elizabeth Lynch. We are so very sorry for your loss.

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Submitting Information to the Newsletter

Please contact C. Gardella-Cavalluzzi at 173 Charter Circle if you wish to place information in the Newsletter. All information should be in writing and must contain your name, address and telephone number. (The Board reserves the right to accept or edit any information for length or appropriateness.)

Upcoming Board Meetings

Board meetings take place on the third Tuesday of every month at 7:00 pm. If you are interested in addressing the Board, please contact Marilyn Szatkowski at 914-762-0284 at least 48 hours in advance of the meeting to schedule a place on the agenda. All Shareholders are encouraged to attend Board meetings and observe.

Our annual meeting has been scheduled for Tuesday, March 27th at 7:00pm in the Community Room (located behind 48 Charter Circle). As you know, we did not have a quorum last year, which means we have 5 open seats for this year's election. If you are interested in running for a seat on the board, we encourage you to come and observe the meetings.

Wishing everyone a Happy Fall Season!

Best,

Board of Directors

Important Contacts

Facilities Manager, High Meadow
Joe Giampietro
914-941-6208

Property Manager
Charles Munnial, Stillman
914-813-1945

After Hours/Weekends Emergency Number
914-813-1900

**HIGH MEADOW'S WEBSITE IS BACK
AND BETTER THAN EVER!**

If you haven't registered on the updated site <http://highmeadowcoop.com/> please do, so you can start receiving notices, newsletters and emails electronically.

Please make sure you are registered by August 15th. This is the date we will start distributing all notices as we did prior to April, 2017.

If you have already registered, you should have received an email from HighMeadowCoop.com Staff requesting that you add your address to you profile. The instructions are in the email, it is import that you add your address and phone number.

Those who previously notified us that they would prefer paper copies of notices will still receive them. If there are any new Shareholders who would prefer paper copies, please drop off the completed bottom portion of this notice to Joan Indusi, located at 141 Charter Circle.

Everyone else will receive notices electronically.

High Meadow Board of Directors.
July 25, 2017

Please complete this form, only, if you have not already done so and you want a paper copy of all notices and newsletters. Please drop off the completed form to Joan Indusi, located at 141 Charter Circle.

I am registered on the website and would like paper copy of notices.

I am not registered on the website and would like a paper copy of notices.

Name: _____

Address: _____

Phone #: _____

Drop this completed form off at 141 CC.