

High Meadow Cooperative, Inc.

Newsletter

June/July 2018

Roof Project

As we move along in the roof project, we want to keep all updated on the progress. At this time, the siding work has been put on hold to resolve some technical issues. The Board is currently considering changing the color. The roof work will resume soon.

Landscaping

HMC contracts with Freddy's Landscaping for all of our landscaping needs. Freddy's staff is scheduled to be at High Meadow on Thursdays for the duration of the summer. In the event of rain, they will come on Friday's. Alternatively, when rain is expected on either of those days, Freddy's will make every attempt to arrive on the following Wednesday.

Just as a reminder, we will not be doing any new landscaping until the roof project has been completed.

Parking

As per High Meadow's Rules and Regulations, all units are assigned one numbered parking space and are allowed up to two parking stickers per unit. Shareholders are to park in their assigned parking spot, front wheels in first, and should then utilize the unassigned spots.

Shareholders may not park in an assigned spot other than their own. Guests may not park in any High Meadow parking lots and should park on the street, following the village of Ossining rules. Vehicles that are parked illegally, or in another shareholders assigned spot will be towed at the owner's expense. If someone has parked in your spot, please contact the Maintenance Office (914-941-6208) during work hours, furnishing them with the make, color and license plate number, parking spot number and the HMC parking permit number (located on the tag), if there is one.

Playground Repair

We have temporarily closed the playground located at the rear of 180 Charter Circle. In the upcoming weeks, there will be some upgrades to the grounds of this playground and currently the grounds that are there are not safe for use. We will update you on the progress of this project as it becomes available.

Outdoor Furniture

We recently updated our Outdoor Furniture Rules and Regulations:

Front of Unit: Outdoor furniture and cooking equipment is permitted overnight in front of your unit restricted to your immediate stoop area. Each unit is permitted two flower

pots on their patio. Nothing is to be left on community property overnight, or during the day when not in use. When BBQ's are in use, they are to be pulled away from the building as well as the overhang, if one is present.

Back of Unit: Lawn furniture is not to encompass an area greater than 4'x5'. These items must be removed for the landscaper/lawnmower as necessary. Please keep in mind that the rear of your unit is not a catchall for storage.

You can find the most updated version of the Rules and Regulations on our website under Shareholder Resources.

Garbage... again

We are happy to say that the last newsletter had no mention of the garbage's, but unfortunately it's back for this edition. Things were looking good for a few months, but sadly we are noticing some issues with the paper recycling items.

Newspapers, other paper and cardboard items that are put out for pick-up on Mondays must either be placed in a paper bag or tied with non-plastic cord. If it is raining or rain is expected, please dispose of these items in the appropriate dumpsters. As a courtesy, our maintenance team brings these items to the appropriate dumpsters for you, however, if shareholders continue to abuse this privilege, High Meadow will no longer be able to provide this courtesy and all shareholders will be required to bring their own newspapers, other paper and cardboard items to the dumpsters

Air Conditioning

Summer is here, which means so is the heat and humidity! Check your air conditioner to make sure it's working. If you haven't had the filter cleaned or changed since last year, now would be a good time to do it. Keeping your AC in good working condition prolongs the life of the unit.

BBQ's & Grills

Barbeque grills are permitted at High Meadow. For everyone's safety, grills must never be unattended when in use and should be cleaned and/or maintained after each use to prevent flare-ups and the possibility of a fire. If your grill is located under a soffit, please move it away from the building, when in use, to prevent smoke damage to the siding or facade.

It is advisable to have an ABC fire extinguisher available in your unit.

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Mail Fraud

Several months ago, some of our Ossining residents, including folks from High Meadow, had fallen victim to mail fraud. The Journal News in collaboration with the Yonkers and Bronxville Police Department provided some tips on how to avoid falling victim to this:

- Bank Online when possible: Refrain from mailing checks, cash, gift cards and other negotiable items. Use online banking instead;
- Use a Gel Pen: If you do send a check in the mail, use a gel pen to write out checks. Ballpoint pen ink can easily be washed off of a check;
- Mail at the Post Office: Take those checks to the post office counter to be mailed, and record the name of the postal employee who takes the checks from you;
- Use Plain White Envelopes to Mail Checks: Do not use return envelopes with the utility logo or municipality for tax payments on them. These are easy targets for thieves;
- Monitor your Bank Activity: Check bank activity online or review your bank statements as soon as you receive them to check for discrepancies.
- See something, say something. Call 911 to report any suspicious activity near mailboxes.
- Report the Theft: if you have been a victim of mail theft, call the U.S. Postal Inspectors Service at 1-877-876-2455 and choose option 4.

An Advisory from Con Edison

Con Edison recently sent out an advisory regarding a prevalent scam that involves callers who:

- Pretend to be from Con Edison. They may even manipulate your caller ID to display the Con Edison name;
- Threaten to turn off your power or gas within an hour;
- Demand immediate payment – often by prepaid debit card.

The New York State Attorney General's office has offered several tips to help you avoid falling prey to a phone scammer:

- Think of the Telephone as a One Way Street: Never give out personal information over the phone unless YOU made the call to a phone number you know to be legitimate. If you receive a call soliciting personal information, just hang up the phone, no matter what the caller ID says;
- Beware If a Caller Asks to Keep a Conversation a Secret: A legitimate caller will never request that a conversation remain secret, and you should immediately be suspicious. Whether the caller claims to be from the government, a bank or a

family member, requests for confidentiality should raise a red flag;

- Just Say No!: You don't have to be polite when you receive unsolicited phone calls. The safest thing to do is to say "no" and then hang up. Legitimate callers will typically also provide requests in writing. It is better to be guarded than to fall victim.

Also, if you have been or suspect you have been a victim of a scam, contact your local police. It's not just individuals who are targeted, small business have also been victimized. Be Aware.

Utility Persons

We recently learned that two people knocked on a shareholders door claiming to be from the utility company. Please make note that the only utility person that should be coming to your door would be from your specific phone/media company and you would have prior notice to their appointment. Any utility person (gas/heat/electric/etc.) that would need access to your unit would be accompanied by someone from the High Meadow Maintenance Department.

Should you find yourself in this position, contact the police immediately and do not let the person(s) in your unit.

Congratulations Graduates!

Congratulations to all of the 2018 Graduates!

Special Congratulations to Joe and Rachel Giampietro's daughter Emily on her graduation from Ossining High School!

Sincere Condolences

We send our sincerest condolences to Roy Stillman and his family on the passing of his mother. We are so very sorry for your loss.

Upcoming Board Meetings

Effective with our April 2018 Board Meeting, the Board of Directors monthly meeting will be held on the second Monday of the month at 7:15 pm. Interviews for prospective buyers will be held on the second Monday of the month prior to the Board of Directors meetings.

If you are interested in addressing the Board, please contact Marilyn Szatkowski at 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.

Best,
Board of Directors

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Submitting Information to the Newsletter

Please contact C. Gardella 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 and/or appropriateness).

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**