

# High Meadow Cooperative, Inc.

## Newsletter

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August/September 2018

### **Roof Project**

The contractors are currently working on the roofs and anticipate the roofs being completed by the end of October. They anticipate completing the siding that was started at building 6 prior to the Holidays, weather permitting, will continue with the remaining siding and A/C sleeves next spring.

We will send out updates as they occur. Should you have any questions, please do not hesitate to submit an email through the website.

### **Schools Is Open**

September is right around the corner, and our children will be 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.

### **Playgrounds**

The playgrounds are being resurfaced at present and should be back open by the first week of September. We will keep you updated of any changes.

### **Maintenance Increase**

After a review of our current expenses, the Board of Directors has decided to institute a one and half percent (1 ½) increase in our maintenance charges effective October 1<sup>st</sup>, 2018.

The 2018-2019 fiscal year budget is showing an increase in our taxes, insurance and oil. We will discuss our financial status at the Annual Shareholders Meeting in March 2019.

As in previous years, the credit for the Star reduction will begin with the November maintenance billing, subject to the advice from the Town of Ossining. It will be credited equally through September 2019. If you haven't filed for the Star rebate, you are urged to do so at the Tax Assessors office.

### **Solar Lighting**

At the last meeting, the Board discussed changing the rule on Shareholder installed solar lights. The Board will allow consider allowing the installation of solar lights, providing the Shareholder submits a request, in writing, to the Board with a simple diagram showing the placement of the lights. The lights cannot be near any common walkway or in any grassy areas. The co-op, or any of its contractors, is not responsible for damage to any of these lights

### **Co-op Insurance**

All Shareholders of High Meadow Cooperative No. 1, Inc. must obtain and maintain comprehensive liability and casualty insurance covering their respective apartment units.

Written proof of current coverage which includes the name and address of the insurance company and the policy number, and the name, address and telephone number of the broker, if any, must be delivered to the Managing Agent upon the anniversary or renewal date of the policy each and every ensuing year, or whenever the policy is renewed. Failure to provide the information requested, or to obtain and/or maintain the required insurance, shall be deemed a material breach of the Occupancy Agreement and shall subject the defaulting Shareholder to such legal action as is provided therein including termination.

### **Belated Congratulations & Warmest Welcome**

To our newest neighbors/shareholders:

*Kristopher Ciaccio & Alisa Stanislav  
Young C. Kim & Bo Kyung Kim*

### **Sincere Condolences**

We send our sincerest condolences to the family of a long time resident, Arlene Strobel. We are so very sorry for your loss.

### **Getting to 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 may 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,

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at board meetings and dealing with professionals and building documentation.

Board Members are reminded to think beyond their personal opinions and ask themselves if it is good for the complex and not just for the 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 Newsletter/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 second Monday 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.

### **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).

### **Upcoming Board Meetings**

Board meetings take place 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.

Our annual meeting has been scheduled for Tuesday, March 26<sup>th</sup> at 7:00pm in the Community Room (located behind 48 Charter Circle). More information will be sent out as we get closer to the meeting date.

Wishing everyone a Happy Fall Season!  
Board of Directors

### **Important Contacts**

Facilities Manager, High Meadow  
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Property Manager  
Charles Munnilal, Stillman  
914-813-1945