

High Meadow Cooperative, Inc.

Newsletter

September/October 2019 Edition

Board of Directors

Christina Gardella has submitted her resignation as a Board member effective August 20, 2019. Christina has served on the Board for over 4 years as the Chair for the Interview Committee, website and Newsletter. Thanks to Christina for all of her service at High Meadow, she will be missed. Our best wishes to Christina.

We would like to welcome our newest Board member, Melissa Ferraro, who is filling the vacancy left by Christina's resignation. Melissa will serve until our next Annual Meeting at which time that seat will be open for a two-year term. Melissa has been appointed chair of our Newsletter. We look forward to working with Melissa. Melissa's contact information is listed on the attached updated contact seat.

School 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.

Maintenance Increase

After a review of our current expenses, the Board of Directors has decided to institute a one percent (1%) increase in our maintenance charges effective October 1st, 2019.

The 2019-2020 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 2020.

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. Those who have applied online for the STAR Credit should receive a one time check in November.

Storage and Laundry Rooms

All storage rooms are to be used in compliance with all laws and edicts, promulgations, rules and regulations of all governmental agencies.

No one is to congregate in storage rooms or laundry rooms.

Children are strictly forbidden to play in these rooms. Shareholders are responsible for all members of their families, as well as any visitors. Shareholders are responsible for all family members and any visitors' actions in such cases and will be responsible for any damage they may cause and for violations of our cooperative documents and could forfeit the privilege of using of these rooms.

Roof Project

We expect contractors to resume work on the Roof Project around the middle of September. Work should continue until the project is completed and weather permitting.

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

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. This coverage should be valued at no less than \$300,000.

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.

Feeding Animals and Wildlife

You are reminded, due to the attraction of rodents, bird feeders and/or birdbaths or the feeding of any wildlife or animals is strictly prohibited anywhere on the Corporate

premises. Those who do not adhere to the co-op's policy will

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be fined.

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 and that High Meadow is a safe, welcoming, enjoyable, and quality place to live. They have responsibilities within the Board. We welcome involvement and recommend taking the time to attend Board of Director's meetings. When positions become available on the Board, we hope that you consider running. Board meetings are held on the third Tuesday of every month in the Community Room. Elections are held during the annual meeting, which take place each spring.

Becoming involved in the meetings and on the Board is a wonderful way to get your opinions heard and to make a difference within OUR community.

Holidays

We would like to say Shanah Tovah to all of the Shareholders who celebrate Rosh Hashanah and hope that you have an easy fast for Yom Kippur.

Halloween will soon be here. In order to celebrate this holiday to its fullest, we recommend that everyone take extra caution when driving in the neighborhood and that children be escorted by their parents while trick-or-treating. It is also recommended that trick-or-treating take place before 8:30 so that all of the children in our co-op can receive the treats from their neighbors.

Submitting Information to the Newsletter

If you wish to place information in the Newsletter, please drop a note off to Melissa Ferraro at 6 Geneva Road or send an email via the website using the "General Questions" tab. All information should be submitted in writing and needs to include your name, address, and telephone number. The Board reserves the right to accept or edit any information for length and/or content.

Upcoming Board Meetings

Board meetings take place on the Third Tuesday of the month at 7:00 pm.

If you are interested in addressing the Board, please contact Marilyn Szatkowski at 762-0284 at least 48 hours in advance of the meeting so that you can be placed on the agenda. All Shareholders are welcome and encouraged to attend Board meetings and observe.

High Meadow is Now on Facebook

High Meadow is on Facebook! Look for the group "Residents of High Meadow Coop" on Facebook and follow the prompts to join. This group is meant for shareholders of High Meadow Co-op and their immediate family members to meet, connect and strengthen our community of neighbors. Please feel free to share your interests, items for sale, notify others of positive experiences with local businesses, etc. We hope this new way to communicate will enhance the ways in which we already interact as neighbors. Please feel free to direct any questions or concerns to Carolyn Funke (hmmaintslip@gmail.com).

New Neighbors

We would like to extend the warmest welcome to our newest neighbors:

*Bethany J. Antos
Robert Dominguez*

We are confident that you are going to love this community as much as we do!

Important Contact Information

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

Property Manager
Charles Munnial, Stillman Management
914-813-1945

The Board of Directors



High Meadow Cooperative No. 1, Inc.
98 Charter Circle, Ossining, New York 10562
August, 2019 Contact List

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Emergencies, After Hours, Weekends & Holidays Contact: 914-813-1900

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 Jeffrey S. Rodner, Esq. 914-664-8900
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Board of Directors

President Maintenance Liaison, Co-chair Renovations & Website	Marilyn Szatkowski	161 SH	914-762-0284
Vice-President Chair Renovations	Linnea Carnes	188 CC	914-941-0996
Secretary Chair Interview, Co-Chair Facebook	Emily Coca	86 CC	914-683-3788
Treasurer	Joan Indusi	141 CC	914-762-3891
Director Chair Website & Facebook, Co-Chair Interviews	Carolyn Funke	163 CC	716-400-4613
Director Newsletter	Melissa Ferraro	6 GR	914-907-4919
Director Community Room & Garage Rental	Ursula Winter	166 CC	914-762-6437

Maintenance Office – behind 98 CC
 Facilities Manager Joe Giampietro Phone/Fax 914-941-6208
 Assistant Facilities Manager Esubio Pujols
 Porter Juan Collardo