

# High Meadow Cooperative, Inc. Newsletter

February/March 2020 Edition

## **Annual Meeting**

Our annual meeting has been scheduled for Tuesday, March 31<sup>st</sup> at 7:30pm in the Community Room (located behind 48 Charter Circle). We have 3 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

## **Updated Noise and Odor Rule**

No Shareholder shall make or permit any unreasonable **disturbing noises** or odors to be made in their apartment, the building or on the grounds by himself/herself, or by said Shareholder's family, guests, visitors, agents, employees, licensees or invitees if same shall unreasonably interfere with the rights or convenience of other Shareholders and their families. **Please, also review the carpeting rule on page 18. The use of any amplified speakers and/or amplified instruments or microphones, at any time, is not allowed, unless headphones are used.**

**There shall be No Smoking in any of the common areas, (Community Room, Laundry and Store rooms and common hallways).** There shall be no smoking of any substance containing tobacco or otherwise allowed within 20 feet of any building. No Shareholder shall do or permit anything to be done by such persons that will interfere with the rights, comforts, or conveniences of other Shareholders and their families.

## **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.

Anyone who is found smoking in these rooms will automatically be fined \$200. No one is to congregate in storage rooms or laundry rooms.

## **See Something; Say Something**

If you see something that doesn't seem quite right, say something. By being alert and reporting suspicious activity to local law enforcement, you can protect your family, neighbors, and community. Call the police (911).

## **Co-op Insurance**

Reminder: Please make sure when sending your proof of Home Owners Insurance that is addressed to Diane Duryea. 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 received by 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.

## **Reminder About Animals - Update**

High Meadow only allows indoor pets. **No dogs** are allowed on the property. **The first offense will result in a \$50 fine. If there is a second event, you will be sent a letter of eviction along with any associated legal fees.**

## **Parking**

All vehicles parked in the co-op parking lots must have an HMC Parking Sticker, unauthorized vehicles are subject to towing.

Please make sure you park in your assigned spot and do not use anyone's spot unless you have permission.

## **Village of Ossining Overnight Parking**

The Village of Ossining has a new number for their overnight parking system. If you plan on leaving a vehicle on the street overnight, please call (914) 941-PARK (7875). You will need to leave the Plate Number, Model and Make of the vehicle along with the street that the vehicle will be parked on. Make sure to follow the correct street rules!

## **Surveillance Cameras**

We continue to install surveillance cameras in areas, as needed.

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### Selling

All notices of intent to leave the Cooperative shall be given in writing to the Management Company and copy the Board of Directors. The notice of intention to leave the Cooperative cannot have a move out date, and must be renewed every six months

### 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 to observe. The next Board Meeting will be held on February 18<sup>th</sup>.

### 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.

### 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

**SEE YOU AT THE ANNUAL  
MEETING MARCH 31<sup>ST</sup>**

### Fuel Prices

The Board of Directors under the advisement of our site manager, advised us not to lock into a capped fuel price with a \$10,000 cap fee. Fortunately for us the fuel prices have continued to fall as of February 4<sup>th</sup> the oil price was \$1.82 a gallon. We have saved on the \$10,000 cap fee, the prices falling and a somewhat mild winter so far (don't want to jinx it) we should have a nice savings. For the first 3 months of our fiscal year the oil savings is \$12, 879.

### Repairs

While we have had a saving with fuel, we have not been as lucky with leaks. We have had several pipes and sewer lines that had leaks. As of December's, financial report for plumbing and sewer line repairs, we have spent approximately \$9500 in repairs.

### Laundry Rooms

When using the laundry room machines please make sure you check pockets. Recently someone left a pen in a pocket and the ink got all over the machine. Juan spent time cleaning the ink from inside the dryer. Also reported, besides animal hair, there has been chocolate candy and tissues found inside the machines. Please clean the machines and drain holes around the rubber seal after each use. Make sure you leave the washing machine door opened so it can air and dry out.

When using the High Meadow's washing machines, it is advisable to use liquid detergent. Do not use powder; excess powder causes buildup which can block the drain holes. Do not use the pod detergent; the plastic covering on the pods does not dissolve and blocks the drain holes.

### Roof Project

At this time, 6 buildings remain with regard to siding, completing the roof Cricket areas and some other minor work. Work will resume in the spring and anticipate the project being 100% completed during the Summer of 2020, weather permitting.