

High Meadow Cooperative, Inc.

Newsletter

October/November 2020 Edition

Holidays

Halloween will soon be here and as with the rest of 2020, it will be like years past. If you choose to hand out candy, we have a few suggestions to help you and our community stay safe.

1. Put a sign in your yard that clearly asks trick or treaters to maintain a safe 6-foot social distance.
2. Use PVC piping to help you give candy out safely and at a distance.
3. Set up a bowl of candy where trick or treaters can have fun and reduce exposure.
4. 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.

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.

We love when our community is full of seasonal joy! But when you decorate, please keep the following in mind:

Nothing is to be nailed and/or screwed into the trim around the entrance.

If you wish to hang a decoration on your door, please use either a very thin over-the-door hanger or the damage-free hooks (e.g. made by Command). These hooks can be removed without causing any damage to the paint/door. Nothing is to be nailed and/or screwed into the door.

Cyber Security and You

Right now, many of us find ourselves working from home who previously went into the office. As we spend more of our time on the computer, it is extremely important that we remain vigilant with our personal information so that we do not become victims of identity theft. This includes, but is not limited to, making sure you have an up to date virus scanning program, not clicking on unknown links, and keeping your passwords secret and up to date. For more information, please look at the full list on the last page of this newsletter.

Maintenance Increase/Financial Stability of the Co-op

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, 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 2020. If you have not 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 onetime check between September and November. As a part of our agreement with the maintenance staff, we are responsible to provide.

If you have any questions about how the funds are used in the upkeep of our community, please feel free to join us at a board meeting 😊.

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 from playing 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 these rooms.

Roof Project

Our roof project is finally completed! Big thank you to Joe and the rest of his team for doing such a good job managing and coordinating this very large project!

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

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material breach of the Occupancy Agreement and shall subject the defaulting Shareholder to such legal action as is provided therein including termination.

Missing Furniture

Recently, a shareholder's patio umbrella went missing. It is large, tan, and fits into the hole of a patio table. If you have any information regarding the missing umbrella, please contact the maintenance office at: 914-941-6208

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 and be sent the link as we are now meeting virtually. **All Shareholders are welcome and encouraged to attend Board meetings and observe.**

Don't forget: 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:

Jean Chemay

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

Staff Members in the Community

The Board of Directors is happy to announce that Juan, one of our maintenance staff, has been able to move in to the community. It is our privilege to secure a living space for

such a wonderful employee. As with all of our employees who live on site, it is important that the shareholders respect his time 'off of the clock.' We are all reminded that at no time is a shareholder to approach a staff member at their home or in the neighborhood when they are off duty. Thank you for your understanding!

While we would have preferred to purchase a 2-bedroom Maisonette, if it were available, we ended up purchasing the shares to a one bedroom that went into default and foreclosure. As per our agreement with the maintenance staff, this unit will be used in the future to house other employees. After consultation with the co-op's attorney, Robert Beck, we were informed that if the Coop became shareholder/owner, it could rent it to Juan and this would not violate the Occupancy Agreement or other rules.

Sympathies and Condolences

We are sad to report that several of our community members have lost family members. Please joining us in extending our condolences to:

Joan and Jim Astuto for the loss of their son, Vincent.
Camille Gladman on the death of her father.
Maria Ciobuca on the death of her husband.
Dawn Marie Hilkin on the death of her father.
Joe Giampietro on the death of his mother.

Distribution of Special Notices and Newsletters

In an effort to be more environmentally conscious, the Board has decided to move to a virtual distribution of all notices and newsletters. Only those who filled out the form specifically requesting paper copies will receive them. Everyone else will receive copies via the website, highmeadowcoop.com. Please make sure you are fully registered on the website to ensure you receive all of our important information.

Garbage and recyclable disposal

Everyone has received a copy of the current Rules & Regulations. The Board of Directors urges each of you to read the rules pertaining to garbage and recyclable disposal. **Anyone found to be violating this Garbage, Rubbish and Recycling Rules will be charged \$100 per incident by the Cooperative.**

Playgrounds

The Board of Directors recently opened the playgrounds. In order for the playgrounds to remain open, the rules

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that were distributed and posted at the entrance of each playground **must** be followed. If you do not follow the rules the play grounds will be closed. **You are reminded there are surveillance cameras at each playground.**

Outdoor Furniture

Due to Covid-19 the Board of Directors has not enforced this rule however, effective November 1st it will be enforced going forward.

Outdoor furniture and cooking equipment are permitted to be left overnight in front of your unit and is restricted to your immediate stoop area. Nothing is to be left on community property overnight, or during the day when not in use. Any play items, kiddie pools, toys and similar items must be removed from the building grounds on a daily basis. All items not in use must be placed inside your apartment or in the storage room. Nothing is to be left hanging on the railings.

Effective November 15th, please make sure that any seasonal furniture has been brought inside or placed in storage. By removing these items, it will make it easier for staff to shovel and clear the snow.

Time restrictions for outdoor furniture are seasonal, namely; spring, summer and fall. Year-round items, such as, cooking equipment, should be limited to your immediate stoop area and placed to the side of your patio.

Please store your outdoor furniture, toys and any other items not being used by November 15, 2020. In just a few short months, you will be dusting them off and putting them back out again!

Smoke & Carbon Monoxide Detectors

Effective April 1, 2019, a new law went into effect banning the sale or installation of any smoke detecting device that has a battery that can be replaced or removed. The new law requires that smoke detectors in New York State **must** be powered by a non-removable battery that lasts for 10 years, or it must be hardwired to the home's electricity.

All Shareholders are responsible for installing and maintaining smoke and carbon monoxide detectors within your unit. One smoke detector is required in each bedroom, one combination smoke and CO2 detector in the hallway outside of a bedroom, and one smoke detector on the lower level of a duplex. Management has the right to inspect all apartments to confirm the required detectors are in place.

Service Requests

Every Shareholder is encouraged to review the rules regarding their responsibility for reporting maintenance request. Failure to report a maintenance issue that results in additional damage to the Cooperatives property, will be the Shareholder's responsibility for the cost of the repairs. Every maintenance request that will require entry into your home must be accompanied by a completed COVID-19 Health Questionnaire. The questionnaire can be found on High Meadow's Website. If you do not have access to the internet or a printer, a copy of the COVID-19 form can be provided for you, please let the maintenance staff know if you need a paper copy prior to their entrance into your home.

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

