

High Meadow Cooperative, Inc.

Newsletter

September/October 2021 Edition

Schools Back in Session

Actually, it's been for a few weeks now! Buses have been rolling in every morning and afternoon to bring our young ones to and from school. Bus drivers are tasked with transporting our young ones back and forth safely, but the responsibility does not just lie with them; it lies with us too!

- Be aware of students, flashing school bus lights, and school buses;
- Slow down and obey all traffic laws;
- Watch for and obey signals from bus drivers and crossing guards;
- Be alert and watch for children near bus stops;
- Do not pass the bus;
- STOP for school buses that are loading and unloading children;

Fall/Winter Weather

That lovely warm summer air is quickly changing! While we get ready to embrace the cold, it's important to bring in your seasonal furniture as well! By November 15, 2021, you should move your seasonal furniture inside or place it in storage. By moving these items, you keep them protected from the changes in weather conditions, and it makes it easier for staff to shovel and clear the snow. (YIKES!)

You may be asking if you can keep your cooking equipment and other year-round items out. And that is a great question; yes, you can! Those items should be kept to your immediate stoop area or placed to the side of your patio.

Holidays

Time is flying by this year and wouldn't you know it: the holiday season is fast approaching! Please see some helpful tips for the upcoming season:

Halloween is right around the corner and for anyone who has been here in years past, we often have lots of trick or treaters walking around in their costumes. In light of last year's health crisis, below are some helpful suggestions to help you and our community have fun safely:

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

We also recommend that trick or treating take place before 8:30pm so that all of the trick or treaters in our co-op can receive treats from participating neighbors. Please take extra care when driving around the neighborhood; remember that children are being escorted by their parents while trick or treating.

Decorations

Each year, many of our shareholders decorate their units to celebrate the holidays that are special to them. It's always such a treat to drive through and see the community full of seasonal joy! As we get ready for some upcoming holidays, please be mindful of the following:

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

If you plan on hanging items over your door, one easy way to do that is to use either a very thin over-the-door hanger or damage-free removable hooks. Either of these items can be removed easily without causing damage to the paint or doors. It also makes life a lot easier for you when it's time to take down the decorations.

If you plan on putting up any lights, you are encouraged to use your inside outlets or solar/battery operating lighting. For safety concerns, lighting cannot be plugged into an outside outlet.

Capital Improvement Projects

ICYMI: we have some projects going on that began in September. We wanted to provide you with an update on these projects:

Bridge Replacement - Three bridges north of Geneva Road need to be replaced. This project will begin around the first week of October.

Parking Lot Repairs - Our lots will be getting a well-deserved face-lift. Eight of the lots will be sealed and restriped, and the remaining five will be milled, paved, and restriped. This project will also begin soon. You will receive notification of the project and all it entails once the work is ready to begin. Keep an eye out for that notification; so that you know when it's your turn!

Concrete work - We have received positive feedback so far! This project is moving along and our sidewalks are getting some much-needed repair! We expect this project to be completed shortly.

We know that while this work is going on, it can cause some frustrations. We greatly appreciate your patience and understanding while we get this much-needed work completed.

Oil Prices

With all of the recent storms hitting the Gulf States, oil prices are higher this year than in recent years. Good news! The Board was able to lock in our oil price at \$2.549 plus a 5 cent cap fee per gallon equaling \$5,000 (based upon 100.000 gallons). While the price is 84 cents higher than last year's, the Board locked in at a good time.

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Ball Field Project

In the upcoming weeks, the Board will be sending out an electronic survey that we encourage all shareholders to complete. We are seeking your feedback on the Ball Field Project and the plans for that space. This survey will be accessible through our Facebook page and the link will be sent out via email. Please keep an eye out for that survey. We welcome your feedback!

Storage Room Clean-Up

As mentioned in a previous email (and above), we have several capital improvement projects that have taken priority; for the safety of our shareholders, we had to place this project on hold. Rest assured, we will be resuming this clean-up project once the capital improvement projects are complete. Stay tuned for more updates to come on this!

Street Parking

For some of us, street parking serves as a backup parking space for visiting friends/family or when we don't want to/can't park in our designated spots. Our streets are governed by the Village of Ossining and policed by OPD, so you should be following the standard street parking rules.

The Board is asking for your help! When parking on the street, please be mindful of the sidewalk entrances and keep those areas clear. Out of courtesy and as a safety matter, blocking the sidewalk entrances poses a risk to our neighbors. We appreciate your help on this!

Recent Rules and Regulations Update

Extra! Extra! Read All About It! We have had a few updates to the High Meadow Rules and Regulations. We encourage you to check them out (shameless plug ☺) on the website, but here is a quick recap of what was updated:

Roommate Occupancy: a roommate requires physical occupancy contemporaneously with the shareholder of record and is permitted by the NYS Roommate Law. Anyone who is living with the shareholder for more than 30 days is no longer considered a guest but rather a roommate and that person will be required to complete the demographic portion of the purchase application. If a parking sticker is necessary, the roommate will need to complete the parking application.

Temporary Occupancy in the Physical Absence of the Shareholder: Our units are owner-occupied, so if a shareholder cannot physically occupy the unit for an extended period but wishes to allow another person (non-shareholder) to occupy their apartment for that period; the shareholder would need to submit a written request, at least 10 days before leaving. Approval or Denial will be sent, in writing, by Management.

Please take a moment to visit the High Meadow website and view the new version of the Rules and Regulations for the full update.

Board of Directors Opening

Help Wanted! The Board of Directors is still looking for a shareholder to fill the open seat. Have you been concerned about joining the board? Do you often wonder how much of a commitment would be required on your part? Aren't you curious about how decisions get made in the Cooperative?

Now's your chance to find out! And this chance does not require a long-term commitment as this person will only serve on the board for the remainder of this term, which is up for re-election in 2022.

Any interested shareholders can submit their intent to Marilyn Szatkowski either at 161 South Highland or via email: hmmaintslip@gmail.com.

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 (914) 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 for the virtual meeting. Meetings are still currently being via Zoom.

All Shareholders are welcome and encouraged to attend Board meetings and observe. Our next meeting will take place on Wednesday, October 27th, 2021. This meeting will be on a Wednesday due to a conflict.

Don't forget: High Meadow is 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 how we already interact as neighbors. Please feel free to direct any questions or concerns to Dawn Marie Hilkin (hmmaintslip@gmail.com).

Submitting Information to the Newsletter

If you wish to place information in the HMC Newsletter, please drop a note off to C. Gardella at 173 Charter Circle or send an email through the HMC website using the "General

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Questions" tab. All information should be submitted in writing and should include your name, address, and telephone number. The Board reserves the right to accept or edit for length and/or content.

Special Announcements

In newsletters of the past, HMC has typically included a section for announcements of new shareholders, congratulations, and sympathies. In efforts to protect the privacy of our shareholders, moving forward, we will happily include that information but only at the shareholder's request. If you would like to include an announcement, please submit a Newsletter Announcement Request by either dropping it off at the Maintenance Office (behind 98CC) or through our website: under the Welcome Shareholders! tab, there is a new feature that will allow you to do this: highmeadowcoop.com

Community Room

As a reminder, the Community Room is currently not available for rent at this time. We will notify you once this has been lifted.

After Hours Emergencies

After hour's emergencies must be directed to Management's Emergency Number published in the newsletter. Emergency calls are quickly sent to the staff member on duty through the Property Manager and the Account Executive for the property. It is prohibited to contact or go to a staff member's home at any time for High Meadow issues.

Anyone who approaches a member of the staff after hours for co-op issues will be assessed a Processing Fee of \$100 plus overtime.

Important Contact Information

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

Property Manager
Jenna Guiliano, Stillman Management
914-813-1913
jguiliano@stillmanmanagement.com

With Gratitude,

The Board of Directors

