

High Meadow Cooperative, Inc.

Newsletter

November/December 2021 Edition

A Special Note from Eusebio and Family

Dear Shareholders,

I would like to extend my sincerest thank you to everyone who sent donations to my family and me. We sincerely appreciate your kindness.

As a result of Hurricane Ida, my family and I lost many personal items, and your donations helped us replace many of the things that were damaged. We gratefully acknowledge your kind expression of support.

Also, I would like to thank Joe Giampietro, Jenna Guiliano, and the Board of Directors for their help restoring the apartment so quickly.

Thank you to all of you that were moved by your mercy to support us. May God bless all of you, and Happy Holidays.

Sincerely,
Eusebio Pujols and family

Winter is Coming!

That cold winter weather is moving in pretty quickly! I am going to say it: soon our landscape could be covered in snow. While it's pretty, it could also be dangerous. Please see the attached snow removal notice for instructions.

Decorations

Did you all see the wonderful decorations that our fellow neighbors put up last month?! It really was beautiful traveling through and seeing all of the creativity. You can already see the decoration changes for the upcoming holidays. We just might be the best-decorated community around!

With that being said, it wouldn't be a standard-issue newsletter without some reminders, and here they come:

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.

Traveling Around the Development

Speed Bumps

New removable speed bumps will be installed in parking lot D on South Highland Avenue so that we can remove them during the winter months to make plowing easier. We anticipate the installation taking place after this winter has passed but will let you know when we are ready to install.

Need for Speed!

Did you know that the speed limit on the streets of Charter Circle is 10 mph?! Did you also know that OPD often drives through and has been seen slowing drivers down? Take care while driving through our development and observe the speed limit, you could save yourself some money, time and protect the safety of your neighbors!

Stop Signs

OPD has placed three (3) stop signs throughout High Meadow. These stop signs were placed at high traffic areas and where our buses pick up our young ones. Believe it or not, drivers are often observed speeding through these stop signs or only slowing down to a roll. We encourage you to obey all traffic signs, partly because it is the law, and to be a good neighbor!

Co-Op Insurance

New Year, New Insurance! As each new year approaches, we all have to renew our co-op insurance to ensure that we are covered in the event of an emergency. Each shareholder must have an active plan for comprehensive liability and casualty to cover your respective apartment. The coverage should be valued at no less than \$300,000.

At your renewal, you will need to send written proof of your active coverage that includes the name, address, and telephone number of the insurance company/broker and the policy number to Diane Duryea at Stillman Management, either by email, mail, or fax. If you fail to provide, or maintain, the required insurance, you can be subject to legal action. Proof should be sent in the same month that the existing policy renews.

Capital Improvement Projects

STATUS UPDATE:

Bridge Replacement – Three bridges north of Geneva Road require some care. This project was delayed from our anticipated October start time, but we hope to get a start date soon. Stay tuned for those updates.

Parking Lot Repairs – this project is done! Thank you to moving your cars; we had zero problems with getting these parking lots completed.

Concrete work – This project is also done! Check out some of our new sidewalks!

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Laundry Rooms

Just a quick reminder to please help us keep the laundry rooms clean! If you are anything like me, you may wonder how the laundry rooms manage to get in such disarray at times. None of us want to clean our laundry in a messy space. But we all need to pitch in and clean up after ourselves.

Please wipe down the washing machines and dryers after you finish using them; wipe up any soap that may have spilled onto the washing machine, remove your lint from the dryer lint trap, and make sure trash is thrown in the garbage's provided. After leaving the laundry room, please close the lights and double lock the doors.

If you notice any problems in the laundry rooms, please submit a maintenance request.

Ball Field Project

Be on the lookout for a survey in early spring 2022 to get your feedback on the ballfield project. You have so much time to think about what you would like to see in that space. We can't wait to hear your suggestions!

Storage Room Clean-Up

You may remember that we told you once the Capital Improvement Projects were completed, we would resume the Storage Room Clean-up Project. And while that was true at the time, now that most of those projects are completed, winter weather seems to be creeping up on us a lot faster than many of us would like. So, the board decided to place this project on hold until spring 2022. We will send out information as the warmer months start to make their way back!

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 Tuesday, January 18th, 2022.

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 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

Welcome to our newest shareholder, Nicholas Carrozza!
Happy to have you join our community!

HMC sends our deepest sympathies to the family of Blanche Worthy.

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

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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

HIGH MEADOW COOPERATIVE NO. 1, INC.
c/o Stillman Management Inc.
141 Halstead Avenue
Mamaroneck, NY 10543

SPECIAL NOTICE - 2021/2022

Snow Removal: Before a predicted snowstorm, the staff will place barricades and/or cones on the unnumbered parking spaces. These spaces are needed to facilitate the clearing of snow. Shareholders are not permitted to park in any of these spaces. You will be subject to a \$100 processing fee and the risk of having the vehicle towed at the your own expense.

Snow removal begins once there is a significant amount of snow on the ground and will continue once the snowfall has ended. There is a set snow removal procedure in place. **Do not interfere with any of the workers and divert them from their schedules.** They will not respond. During snow removal, contact Stillman Management (914-813-1900) for any emergencies.

Snow Removal Procedure:

1. **All main areas of the parking lots will be cleared first, then parking spaces will be cleaned after**
2. **Residents are responsible for shoveling out and moving their own vehicles to facilitate the clearing of the spaces:**
 - a. When shoveling the snow from around your car, shovel the snow toward the front of your vehicle.
3. **Please do not place the cones behind your neighbor's vehicle or in areas of the parking lot that have already been plowed.**
4. Snow Melt will be applied to the parking lots after plowing has is completed.
5. Snow will be removed from sidewalks, walkway entrances, stairways, and stoops once the snow has stopped.
6. The staff will de-ice wherever necessary.
7. Calcium Chloride, sand, and grit are the only approved materials to be used by the Shareholders for de-icing purposes. **Do not** use rock salt as it destroys concrete and grass:
 - a. If you need Calcium Chloride, please leave a message on the Maintenance answering machine (914-941-6208).
 - b. Place a small bucket between your doors, the staff will come around and provide you with Calcium Chloride.

You must make sure your children and vehicles stay clear of all equipment when in use. Please do not allow children to play outdoors unattended while snow clearing operations are in progress.

Ice Conditions: Icy conditions in front of the apartments can be caused by the melting snow from the roofs of the buildings. You must use extreme care when entering and exiting your apartment. If your area has ice, put down Calcium Chloride, sand or grit.

Notify Stillman Management (914-813-1900) or the Maintenance Staff of any icing conditions.

USE CAUTION! Residents are responsible for their own due care during snow and icing conditions!

Thank you for your cooperation,
HMC Board of Directors
November 2021