

High Meadow Cooperative, Inc.

Newsletter

September/October 2023 Edition

School is in Session

The new school year has already started! The school buses are here to pick up the young ones. Bus drivers are tasked with transporting your loved 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

Did you feel it? That ever-so-quick change from summer to fall, without hardly any notice. While there is a lot of debate about this, especially in my house, this **is** the best season and I am sure you are all as excited as I am that it's here! Before the debate banter begins, we are sharing reminders about your seasonal furniture:

By November 15, 2023, you should move your seasonal furniture inside or place it in storage. By moving these items, you keep them protected from changes in weather conditions. It also makes it easier for staff to shovel and clear the snow.

Wondering what to do with your cooking equipment and other year-round items? You can keep them out during the fall/winter season but please keep them in your immediate stoop area or placed to the side of your patio.

Holidays

Halloween is right around the corner. Those who have been here in years past know that we often have lots of trick-or-treaters walking around donning their costumes. Please take extra care when driving around the neighborhood; remember that the excitement and sugar rush could be distracting.

Little Free Library Project

The board has approved the installation of a Little Free Library on Charter Circle. Shareholder, Carolyn Funke, is collecting donations for the purchase of the library to be installed. Total cost of the library is \$550 and donations of any amount are appreciated via venmo to @cfunke or email funkecd@gmail.com to make other arrangements.

To read more about the Little Free Library project, visit <https://littlefreelibrary.org/>.

Quality Time

The last few years have been pretty hectic for most of us. We have endured a global pandemic, a brief bout with murder hornets, and significant weather changes. Through all that, life went on. Lots of things happened over the last few years, and the main thing we lost out on was gathering as a community. There are so many new faces we have only met through Zoom, so many faces that we have not seen in such a long time, and it's time to remedy that.

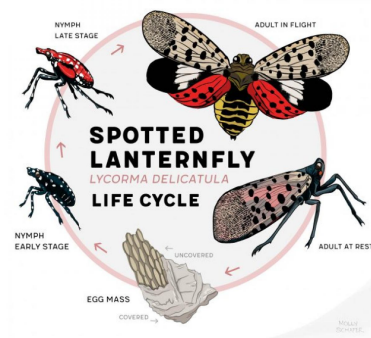
On October 17, 2023 from 6:30pm - 7:15pm, several of the board members will gather at the community room in hopes that you will be able to join to say hello!

Spotted Lantern Flies

The Spotted Lantern Fly (SLF) is an invasive insect pest from Asia that primarily feeds on trees of heaven and a wide variety of plants such as grapevine, hops, maple, walnut, and fruit trees. There is no exterminating treatment that has proven to be effective. They are detrimental to our landscape. The [NY Dept. of Environmental Conservation](#) provided the following tips:

How You Can Help

- Learn how to identify SLF.
- Inspect outdoor items such as firewood, vehicles, and furniture for egg masses.
- If you visit other states with SLF, be sure to check all equipment and gear before leaving. Scrape off any egg masses.
- Destroy egg masses by scraping them into a bucket of hot, soapy water or a baggie/jar of hand sanitizer.



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Updates and Reminders

Ball Field/Green Space: We are waiting for estimates to regrade the grass. Once completed, the space will be safe for the children to play. We will continue to update you on the status of this space as work progresses.

Heat: Heating season starts October 1, and temperatures falling below 55 will prompt the boilers to automatically turn on. Should you experience any issues with your heat, please contact the Facilities Department as soon as possible.

Noise: As members of a community living space, we want to remind you to be courteous to your neighbors. Our neighbor situation can vary, and you might have a neighbor above or below you or on either side of you. No matter where you have a neighbor, we strongly encourage you to be mindful of the noise levels. High Meadow established a noise rule many years ago; in the interest of community living, we hope you will take care when opening and closing doors and cabinets and be thoughtful about how you move about your house. Please also remember that if you have someone living below your unit, you must carpet your floors. We all want to be allowed to enjoy our living units, but we remind you that someone could be living right under or next to you and experiencing loud noises. We appreciate your attention to this.

Coop Purchase: In 2021, the Board purchased 192 CC, which was sold at auction after recently being abandoned. During this last year, we hired C.M.C. Home Improvement to bring the unit up to code and repair a major leak that caused significant damage. The work is finally complete, and we intend to rent this unit out at market value.

As a stipulation of our union contract, High Meadow must provide two 2-bedroom units for the Facilities Manager and Assistant Manager. To prepare for Joe's eventual retirement (!!!), the Board purchased 192CC. The purchase of this unit was substantially lower than the market value, allowing us to complete the necessary repairs and construction with limited impact to our Capital Reserves. This also provides the opportunity to rent the apartment and bring in additional income for the time being. The amount of rent collected that is attributed to maintenance will be deposited into High Meadow's Operating account. The amount collected above that will go to High Meadow's Capital account.

Additionally, the Board has decided to put 183 SH up for sale. This unit was previously being rented but will now be on the market for a comparable resale value. Once this unit sells, all monies received above the original purchase

price will be added to our Capital account.

Boilers: Thanks to all the hard work and upkeep our Facilities Department provides, our boilers overhauls and cleanings were completed with no issues!

Tree Pruning: Sav-A-Tree will be conducting our annual tree pruning project.

Hydrant Flushing: On October 2, 2023. Ossining will begin their semi-annual Hydrant Flushing, which will take place over five weeks. When they flush the hydrants in our community, you may experience brown water when you first run your faucets. Let the water run for a few minutes so this can clear up.

Heat Lines: We are currently requesting estimates for an underground heat main line that we discovered leaking between 171 -SH 173 SH.

Tid Bits

STAR Program:As NY homeowners, STAR program provides eligible homeowners a break on school property taxes. Depending on when you purchased your home, this could be a monthly exemption or an annual check.

Homeowners can switch from a monthly exemption to an annual check, and those who opt to do so could see the value of their STAR savings increase annually because, by law, the STAR credit can increase by as much as 2% each year, according to the state. The value of STAR exemptions cannot increase.

If you are interested in switching from monthly to annual, please visit <https://www.tax.ny.gov/pit/property/star/> for more information.

Fall Book Sale: The [Friends of the Ossining Public](#) is hosting their fall book sale on Friday, October 20, and Saturday, October 21, at the Ossining Public Library. Lots of good books at great prices. Something for everyone! Please visit their website for more information.

Ossining Web Blast: Whether you are new to Ossining, or had no idea, we wanted to share the Ossining Web Blast with you. This fun little email comes to you weekly, directly to your inbox. This web blast is full of unique goings on around Ossining. If you are new to the community, it is a great way to learn about your new neighborhood. And if you have been here for some time, it is a good resource in case you forgot! You can find the most recent web blasts [here](#). You can sign up to receive weekly emails by opening one of the links and using the "Join Email" link or clicking [here](#).

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High Meadow Facebook Page

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 and residents of High Meadow Coop 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 encourage all shareholders to join and connect with each other. Our Facebook page is not open to the public; members who are not shareholders or residents of High Meadow will be removed. Please feel free to direct any questions or concerns to Dawn Marie Hilkin (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. We encourage all shareholders to attend these meetings, especially if you have any questions. The meeting schedule is being updated for the upcoming year and we intend to have a mixture of in-person and virtual meetings, when appropriate.

2023 Meeting Schedule:

October 17th, 7pm - in-person
November 6th, 7pm - virtual (Date Change)
December - no meeting

*Please note the meeting date and location is subject to change.

Submitting Content for the Newsletter

Have something interesting you want to share with the community? How about photos of our beautiful grounds? Is there something specific you would like to see added? We are making some changes to our newsletter moving forward and would like to have your voice represented here as well.

Please feel free to submit an idea for content or your own content in the next HMC newsletter! If you are interested in adding content, please send an email to C. Gardella @ cghighmeadow@gmail.com. All information should be submitted in writing and should include your name, address, and preferred contact info. The Board reserves the right to accept/deny or edit for length and/or content.

Special Announcements

One more! If you would like to include an announcement, (e.g., birth, graduation, promotion) we encourage you to submit a Newsletter Announcement Request by either emailing C. Gardella @ cghighmeadow@gmail.com or through our website: under the Welcome Shareholders! tab, there is an option there to make your life easier: highmeadowcoop.com

After Hours Emergencies

After hours emergencies should be directed to Management's Emergency Number: 800-705-3707. Emergency calls are sent to the staff member on duty. **Please do not contact or visit a staff member's home at any time.**

Unfortunately, anyone who approaches a staff member's home 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

Emergency After-Hours Number
800-705-3707

With Gratitude,

The Board of Directors