

# High Meadow Cooperative, Inc.

## Newsletter

November/December 2023 Edition

### **Maybe...It's cold outside!**

And just like that, Jack Frost made its way to the Hudson Valley! With winter weather moving in and the exorbitant cost of fuel we all need to work together to keep our apartments warm and our bills low. If you have any concerns or are experiencing any limitations with your heat exchange, please submit a maintenance slip as soon as possible.

### **Decorations**

The holiday season is upon us and as you saw with Halloween, High Meadow is showing up big time! You know you love to see it: all the lights, charm and holiday joy! Looking forward to driving through our own winter wonderland this year!

Shameless plug... the rules.....

- Please do not nail or screw anything into the trim around the entrances or doors.
- Dig out your thin, over-the-door hanger or damage-free removable hook to hang your items on your door.
- Power your lights by using indoor outlets or use solar/battery operating lights. Plugging lights into an outside outlet is a safety hazard.

### **Little Free Library Project**

The Little Free Library is here on the corner of Parking Lot J (near 145/147 CC). Thank you to everyone who contributed to the library and a special thanks to Carolyn Funke for coordinating and making all this happen!

### **Updates and Reminders**

**Bulk Garbage:** The white shed located in Parking Lot I is available to all shareholders for use in disposing of bulk garbage items. In order to keep outsiders from disposing of their bulk items on our garbage, we keep the shed locked. Please contact our Facilities Office, during the work week, if you need to gain access. (914-941-6208)

**Heat:** Heating season has begun 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.

**Community Room:** The Community Room has been closed recently for a pipe repair. The work has been completed and the Community Room is open and available for rental. You can request a rental through the website, under the Welcome Shareholder's tab.

**Metergy:** Thanks to Jenna and team for resolving the issues we all experienced in our electricity bills the last few months. Based on the recent communications from Metergy, we expect to see this problem resolved moving forward. Should you have any concerns with your bills, please contact Jessie Circulnik (contact information below). Jessie will be able to work with her team to investigate the issue.

**Maintenance Requests:** Non-emergency requests should be submitted through the use of a maintenance request. You can submit them online, under the Welcome Shareholders tab, or by completing a hard copy form and dropping it off at 161 SH. Common repairs submitted through the emergency line will be deferred to the next business day. Common repairs include slow draining sinks/tubs or lockouts. Please see the last page of the newsletter for more details on emergencies.

### **Stillman Contacts:**

General High Meadow needs:  
Jenna Guiliano, Site Manager  
914-813-1913  
[jguiliano@stillmanmanagement.com](mailto:jguiliano@stillmanmanagement.com)

Maintenance, electricity, and/or Star Exemption:  
Jessie Circulnick, Bookkeeper  
914-813-1909  
[jcirulnick@stillmanmanagement.com](mailto:jcirulnick@stillmanmanagement.com)

### **Tid Bits**

**STAR Program:** As NY homeowners, the 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.

**Co-op Purchase:** As noted in our last newsletter, all required repairs for 192CC have been completed and the unit is being rented to one of our High Meadow employees. Expenses related to this unit will be included in our Financial Report.

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### **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. Requests should be sent no later than 48 hours prior to the meeting. The meeting schedule is included below and we intend to have a mixture of in-person and virtual meetings, when appropriate.

#### **2023/4 Meeting Schedule:**

December - no meeting

January - 16th, in-person meeting

February - 20th, virtual 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](mailto: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](mailto:cghighmeadow@gmail.com) or through our website: under the Welcome Shareholders! tab, there is an option there to make your life easier: [highmeadowcoop.com](http://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.**

Emergencies can include, but are not limited to: no electricity, heat, or hot water, fire or flooding. If you experience any of these, you should call 911 immediately.

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](mailto:jguiliano@stillmanmanagement.com)

Emergency After-Hours Number  
800-705-3707

With Gratitude,

The Board of Directors