

High Meadow Cooperative, Inc.

Newsletter

January/February 2024 Edition

Winter Weather

The Hudson Valley has been blessed with some snowfall in the first few weeks of the new year. Thanks to our maintenance staff for being out there and keeping our streets safe! Our snow removal company, Seans Landscaping, has been on-site to ensure our roads, parking lots, and walkways are clear. We appreciate everyone taking care and letting these folks do their thing! Vehicles should be moved from the parking lot the day after snowfall to allow the plows to clear the parking lots and spaces. Clearing the snow from the parking lots will prevent the remaining snow from freezing beneath the vehicles which could lead to slick surfaces. Should you need calcium chloride, contact the maintenance office during business hours (or leave a message after hours).

2024 Annual Meeting

Save The Date! HMC's 2024 Annual Meeting will be on Tuesday, April 23rd, at 7:00 PM. Stay tuned for more information. We can't wait to see everyone there!

Updates and Reminders

Carpeting: Apartments located above another apartment must have floor coverings, rugs, or carpeting (with adequately thick padding/underlay) or equally effective noise-reducing material to the extent that neighbors are not disturbed by reasonable activities conducted therein. At least 80% of the entire floor space except for the kitchen, bathroom, and closets must be covered on the main floor.

Parking: Please be mindful when parking your vehicles on either co-op property or the street; please follow these rules: please do not park in fire lanes, driveways, right-of-ways, curbs, grass, or sidewalks. Blocking access from the sidewalk to the street could present a hazard.

Boilers: We recently replaced two metering heads in boilers 2 and 3 and a heat pump in boiler 1. We are also replacing a faulty check valve on the boiler feed line in boiler 3, building 18. The repairs our staff completed and the attention they give our boilers keep us in good working condition. In as much we passed our state boiler inspection on December 31, 2023, with no issues.

Heating Line: A leak was discovered in a main heating line in the crawlspace under 168 Charter Circle, building 8. Repairs will take place on Wednesday, January 24th.

Downed Trees: We addressed several trees that came down in a wind storm several weeks ago. These trees caused damage to fencing around the property. The trees are being addressed and fence replacement will follow.

TidBits

STAR Program: Adding this again as a reminder to folks to take advantage of STAR. 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 referenced in the September/October 2023 Newsletter, 183 South Highland has been listed for sale. We will provide updates in upcoming newsletters.

Upcoming Board Meetings

Board meetings occur on the third Tuesday of the month at 7:00 pm. All shareholders are encouraged to attend. If you have any questions you would like addressed during the meeting, please send them seven (7) days before the meeting date. If you are attending a virtual meeting, contact Marilyn Szatkowski at (914) 762-0284, who will share the meeting Zoom link once published. The meeting schedule is below; we intend to have in-person and virtual meetings when appropriate.

2024 Meeting Schedule:

January - 16th, virtual meeting
February - 20th, in-person meeting (weather permitting)
March - 19th, virtual meeting
April - 23rd, Annual Meeting - details to follow
May - 21st, virtual meeting
June - 18th, in-person meeting
July - no meeting
August - 20th, virtual meeting
September - 17th, in-person meeting
October - 15th, virtual meeting
November - 19th, in-person meeting
December - no meeting

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

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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.**

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

Emergency After-Hours Number
800-705-3707

With Gratitude,

The Board of Directors