

THE LARK

November 2018

Meadowhill.net



PRESIDENT'S MESSAGE

Every year the Meadow Hill Budget Committee and the Executive Board create and the Owners are asked to approve a budget for the next year. The Budget Committee meets in October and recommends a detailed budget and capitol plan for the next year. In November the Board reviews the recommendations of the Committee, finalizes and recommends a budget to the unit owners who vote on that budget in the Annual Budget Meeting held in December. By law and common sense, the Board should propose a balanced budget that meets the current needs of Meadow Hill and fully funds reserves adequate for future maintenance.

Projected inflation for 2018 is 2.5% and Social Security payments for 2019 will increase by 2.8%. Over time our costs for staff, utilities, waste service, landscaping, supplies, and insurance on average increase at similar rates. Without similar increases in the monthly assessment, eventually we would need to dramatically increase assessments, neglect needed maintenance, or require unpleasant Special Assessments.

When Denise and I moved to Meadow Hill in 2004, many owners complained that the newer condos down the road had assessments "\$200 a month less than ours." We could see our deteriorating siding, roads, and garage doors. What most owners did not realize was that Meadow Hill had no reserves and was about \$450,000 in debt to a contractor who generously offered us a payment plan. A new Board paid off the debt, began accumulating reserves, funded siding with a painful Special Assessment, and vowed to work to never need another special assessment, while striving to make Meadow Hill a great place to live and own. Every Board since has maintained that commitment.

Today we have replaced the roads, the sidewalks, the clubhouse HVAC, and are renovating the pool, along with a number of other smaller projects – without a special assessment. With the proposed budget for 2019 we begin to adequately fund reserves for the next major projects – new roofs projected for 2024 and 2031, that is, starting in just five years. It turns out that the newer condo down the road had inadequate assessments and reserves - the unit owners are now paying about \$150 a month more than we are. They are typical, Meadow Hill is the exception.



POOL CONSTRUCTION UNDERWAY

The Pool overhaul began on schedule a few weeks back. The whole complex heard the jackhammering and constant coming and going of dump trucks. A big shout-out especially to the immediate neighbors of the pool for their patience during the demolition and construction phases. Progress is good so far. We are excited to see how this important community amenity looks by the time the pool is re-filled.



AMENITIES COMMITTEE VOLUNTEERS NEEDED

Amenities Committee, which advises the Board on all community entertainment, fitness and public space facilities is looking for new members. It's a great way to discover everything that Meadow Hill has to offer and work on a team dedicated to enhancing these community benefits. For more details or to join, contact Kathy Wanat at wanatsmoke@aol.com.

MEET YOUR GROUNDS COMMITTEE



As you drive or stroll through Meadow Hill it's hard not to appreciate the lovely wooded grounds, mature landscaping, and pastoral feel. This idyllic setting is due - at least in part - to the efforts of the Grounds Committee. Established under the Meadow Hill by-laws as an advisory committee, the Grounds Committee provides recommendations to the Board on planting and landscaping the common areas of the Association.

Currently consisting of five members, the Committee identifies projects for recommendation based on its own observations, suggestions from residents, input from the Maintenance Staff, and consultation with the professionals at Highlight and Pride's Corner nursery. In addition, the Committee frequently reviews landscape related work orders submitted by residents.

In 2018 and for the past couple of years, the Committee has focused on areas around the perimeter roadway, with a goal of making the most visible areas as attractive as possible for current and potential residents alike. This year's projects included updating several areas along Hollister South, a couple of areas along Hollister North, the island at the intersection of Hollister West, and installing several new decorative grasses along the dump area fence. About a dozen potential projects have been identified and presented to the Board for consideration in 2019. Grounds Committee also shares information and ideas with the Trees Committee and Friends of the River to make sure the three groups are working in sync with one another.

For the past two years, Grounds has been chaired by Norman Gordon. Norm has recently decided to withdraw as chair, though he intends to remain an active committee member. We are grateful to Norm for his work as chair and look forward to his continuing contributions as a member. Mike Proulx will succeed Norm as chair. While the Committee is wrapping up its fall projects, there is plenty of work ahead for 2019, and new members are welcome. Any resident who would like to participate in preserving and promoting Meadow Hill's lovely environment should contact Mike Proulx at 585-474-6698. No physical labor is involved.

Please Welcome to Meadow Hill

Emil and Sue Ostrowski in Unit #7

IMPORTANT NOTICE

PLASTIC BAGS ARE **NOT** ALLOWED IN RECYCLING. IF YOU COLLECT YOUR RECYCLABLES IN A PLASTIC BAG, PLEASE EMPTY CONTENTS IN THE RECYCLE BIN AND PLACE THE BAG IN A GREEN BIN.

Thank you

GARDEN CLEAN UP

All residents having plots in the Vegetable Garden by the river have been asked to clean out their area of remaining plants, stakes, etc. Another great growing season behind us!

GREENHOUSE UPDATE

Winter is approaching. The greenhouse welcomes fragile, quality container plants. To provide space for all interested residents, it is necessary to limit the number of plants to 2 or 3 large or 3 or 4 small plants. No window boxes. Please label plants with your name and unit number. Thanks for your cooperation. Sandy MacGregor, Greenhouse Chair

MAINTENANCE NOTES

Keep an eye out for stone wall re-building in the Hollister Way South area over the next month. Stone walls add a lot of character to our environment but it's a challenge to keep up with the chipmunks and effects of rain and erosion on them. Stop by the let Alex and his staff – our contractor - know what a good job they do at Meadow Hill.

SOCIAL HAPPENINGS

KEY DATES FOR THE MONTH

Nov. 4 – End of Daylight Savings Time

Nov. 6 – Election day & Book Club

Nov. – 7 Game Night

Nov. 12 Veteran's Day

Nov. 21 – Board Meeting

Nov. 22 - Thanksgiving

SAVE THE DATE!

We have reserved the clubhouse for December 8th for the **Meadow Hill Holiday Party**. The UMASS Doo Wop Shop is on board to entertain us once again. The group has performed at the White House and opened for the Rockettes in New York City. If you missed their past performances you can get a preview of what you can expect click [here](#) or go to MeadowHill.org and search on Doo Wop. Residents of the Riverview section of Meadow Hill have traditionally hosted this event and will begin planning soon. Flyers will go out in mid-November. Submitted by Denise Weeks



MEADOW HILL RESIDENTS

Book Club

First Tuesday of the month at 1:00 at the clubhouse. To learn more contact Carol Fredrickson at 860-633-0158 or Suzanne Litke at 860-439-9611.

Game Night

First Wednesday from 7-9pm at the clubhouse. To learn more call Dale Carsten at 860-881-7901

Crafts and Needlework – If you enjoy knitting or crocheting and enjoy giving items to those in need, please contact Linda Fillion at 860-559-5504 for details and patterns.

Clubhouse - The Clubhouse is open every day for all residents to enjoy. In the event of a scheduled rental, board meeting, etc., the upstairs room will be closed.

Clubhouse & Hollister House Rentals

For all rentals and scheduling of the clubhouse or Hollister House, please contact Marge DeMay at 860-633-6599, Unit #96.

LARK Submissions Please contact Gene Flynn at 860-212-7347 for more information on submitting articles, ads and notices.

Glastonbury Community Center

The Glastonbury Senior Center hosts several recreational and wellness programs at the Riverfront Community Center each month. To learn more click [here](#) or drop by the center at 300 Welles Street.

MANAGEMENT COMPANY

IMAGINEERS, LLC
635 Farmington Ave.
Hartford, CT 06105
860-768-3419

Property Manager: Sheila Duncan

Assistant Manager: Kristen Vibberts

BOARD OF DIRECTORS

PRESIDENT

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VICE PRESIDENT

Cathy Wanat
Unlisted

SECRETARY

Gene Flynn
860-212-7347

TREASURER

Larry Abbott
860-682-2543

DIRECTOR

Ed Litke
860-430-9611

DIRECTOR

Polly Labombard
860-977-9002

REQUESTS AND REPORTS TO THE BOARD

Committees and Residents should submit agenda requests and reports to Imagineers 10 days before the monthly Board meeting.

Residents should contact the management staff to submit work orders.

To Email Management staff or Board Member click on <https://tinyurl.com/MHillContacts>

BOARD MEETINGS

Monthly Board meetings are held on the third Wednesday of each month at 1:30pm in the Clubhouse.

NEXT MEETING

NOVEMBER 21st

1:30 PM

IN THE CLUBHOUSE

Current and previous meeting minutes can be found at www.meadowhill.net

Hard copy minutes are available at the clubhouse office one week following the meeting.