



Social Events take center stage this Fall...

Oktoberfest



Brew crew...

Conducting their not so dry run at the start of Oktoberfest, the Brew Crew staffed the bar, and dispensed some fine tasting beer, made at the 'undisclosed' location in Meadow Hill. I'm sure we'll be hearing much more from this group before long. Brewmeisters are Roger Bouchard, Bob Kolwicz, Marge DeMay, John Vollinger, and Larry Abbott.

Hors d'oeuvres, sauerbraten, German Potato Salad, Black Forest Cake... made for a special evening.

Once again, the folks who run Oktoberfest; Donna and John Goselin, Marge DeMay, Moira Finnegan, Carol Couture, Bob Kolwicz, Roger Bouchard, Larry Abbot, John Vollinger; put on a great meal catered by Highland Park, an outstanding Porter ale from the brewing club, plus music. More than 80 residents attended the function. Congratulations to all for a first rate job!

Dave Faxon



Upcoming – Holiday party, Dec 5

Last month, initial information about the ever popular Doo Wop Shop Holiday Party was introduced. Last year, over 80 attended, and word has it many others heard how good it was, and wished they had come too. Well, this is your chance! A flyer and sign up sheet will be distributed as early as next week. The event includes not only the entertainment, but also a quality buffet dinner. Also good, the price will remain at \$25 (continued next page)

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The Doo Wop Shop has earned the distinction of performing at the White House last year. No matter what your politics, you'll enjoy the group.



See sample video's at MeadowHill.net

Remember to **save the date, Dec 5, 2015.**

Clubhouse Irrigation Completed

American Yard Service completed the clubhouse and pool area irrigation on October 23rd in readiness for next spring. A thank you to Bob Kolwicz who consistently hand watered the clubhouse area to keep it green and presentable these past few years.

Dave Faxon

Landscaping Meeting 10/20 7 PM

The grounds committee invited residents to attend an information meeting run by Westside Landscaping's Mike Hodges. Mike compared Meadow Hill to other developments, and demonstrated the difference irrigation makes. Mike



suggested several changes, and a phased plan to
November 2015

gradually improve lawns where feasible. There were many questions from the 40 or so people who attended.

Information from the session will help formulate the landscape part of the annual budget process.



Greenhouse Update

By now, you've hopefully moved your sensitive plants into the greenhouse. Remember to water your plants. If away, ask a friend. Please remove any plants that have suffered irreparable frost damage. The greenhouse is another of Meadow Hill's many amenities.

Sandy MacGregor

Amenities: Clubhouse fireplace to be spruced up

The board approved the committee's recommendation to modernize the appearance of the Clubhouse fireplace. The planned final appearance is represented in the diagram.



Chimney caps...

In October, APM completed the extensive project, to help assure there will be no chimney leaks to damage the buildings. You probably saw APM working on buildings near you, like this one here.



Lark distribution boxes.

As described in the last two Lark issues, these clear boxes, mounted to select centrally located trash doors, have been put into place in 5 spots, shown on maps already given to paper recipients. Beginning with this November issue, paper copies for non-email recipients are being placed into the boxes. **Email recipients should NOT take a copy, as it could deprive those without email of their only way to receive their Lark.** Email distribution is now 65%, saving considerable printing expense, not to mention shoe leather.

Some kind hearted individuals have expressed a desire to maintain door to door delivery for those without email. If you wish to volunteer to coordinate and be responsible for any such effort, please contact Ron Schneider (rons8888@cox.net). A coordinator would be needed to step up and be sure people receive their copy, so copies from the boxes don't just vanish without making sure everyone assigned to that box gets a copy.

Lark editor: Ron Schneider

We're making our lists and checking them twice...

With the Lark being distributed mostly by email, this seems like a good time to be sure we keep you up to date on Meadow Hill email lists, of which there are now two.

Voluntary shared email list. This list is been maintained by Linda Fillion (Lfillion@cox.net) for several years now. It is a list of about 40 people who have agreed to share their email address with

others on the list. It's only given to those who sign up for the list, and is intended for use only within Meadow Hill. To 'join', contact Linda.

Lark email list. This list is only for distributing the Lark directly to email recipients. It is not shared with anyone, so no one will get your address from us. It might be used occasionally to send meeting or other important information from Meadow Hill.

Cleanup day results

On October 21st, residents were invited to bring 2 items per unit to the greenhouse area for semi-annual Clean Up Day. And they sure did! Maintenance reports it took 4 very full loads to cart off all the stuff. The picture only shows the outside pile. Inside the fence was much more.



Ongoing Events—All are welcome.

Daily – The Clubhouse will remain open for all owners every day. In the event of a scheduled rental, board meeting, etc., the upstairs will be closed.

Book Club – 1 p.m. - The 1st Tuesday of the month - at the Clubhouse.

Wednesdays – 1p.m. – Clubhouse- Crafts and Needlework gathering year round. Due to the advent of cold weather, we'll meet in the clubhouse instead of at the pool.

CLUBHOUSE RENTALS

For all scheduling and rental contracts contact Marge DeMay at 633-6599, #90 Hollister Way S.

LARK invites your participation...

Any item or suggestion to make Meadow Hill a better place to live, please leave your item by the first of the month in the Clubhouse Lark Suggestion Box on the first floor small office, or email Ron Schneider rons8888@cox.net

Well wishes

Hi, our neighbor Joan Coleman has been hospitalized. Let's all wish her a speedy recovery.

More phone directory changes... please update your directory

The Dimarco's have a new phone number: 860-416-1003

New residents – welcome!

Nancy Malony #184 860-202-9396

Bonnie Brooks #240 860-705-7515

Trash talk...

Reports continue to come in, suggesting the trash guidelines may be too challenging. As a result, new, simplified information and graphics are being devised. In the meantime, here are some basics to hold you over until then:

| Trash | Recycling |
|--|---|
| Wax paper, soiled paper, soiled napkins & paper towels, pet food bags & dryer sheets | Paper and pasteboard (cereal boxes and similar) |
| Food | Junk mail, phone books |
| Plastic shopping bags | Food & beverage containers (clean) |
| Styrofoam | |
| Dirty, soiled cans | Steel food cans (clean) |
| Dirty, soiled cans, trays | Aluminum cans & food trays |
| | Glass bottles |
| Plastic or metal cans from motor oil, chemicals, etc. | Plastic containers with a recycle triangle |
| Greasy pizza boxes, cardboard with paint | Cardboard (clean, folded) |
| | Aseptic: milk, juice containers |

Lost & Found

A piece of women's jewelry was found near the garage of #197 in mid October. If this is yours, please call Linda at Advance Property Mgt., 860-657-8981.

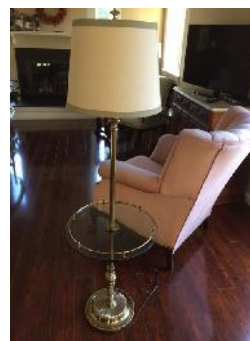
Neighbors Corner

Attention Kindle Fire owners, as originally announced last month. Time is growing short to sign up for the eBook and audio at the Welles Turner Library December 10th session for Meadow Hill. Contact Ann D'Auria 860-633-7719, or email daddau@cox.net

For sale/wanted/offered:

A free listing service for residents – send in your items a few days before the end of the month.

Chair and floor lamp in good condition. Make offer – Sandy O'Leary 860-916-0740



MANAGEMENT COMPANY

Advance Property Management, Inc.
36 Commerce St
Glastonbury, CT 06033
860-657-8981

Property Manager: Eric Schaefer, Ext.101
Assistant Mgr: Linda Schmidt, Ext.100
lindas@advanceco.net
Accounting: Drew Wingard, Ext.116

BOARD OF DIRECTORS

Luther Weeks President 918-2115
Luther@weeks1.net
John Goselin Vice Pres. 633-2009
Jgoselin18@gmail.com
David Faxon Treasurer 430-1061
Dfax1@att.net
Ron Schneider Secretary 659-3611
Rons8888@cox.net
Joseph Trustey Director 633-4079
Jftrustey@att.net
Sandy MacGregor Director 633-4891
Sandy-mac@sbcglobal.net

All unit owners are reminded that the normal monthly Board meetings are held the third Tuesday of each month at **1:30p.m.** in the Clubhouse.[**Next meeting – Nov. 17th**] Please contact APM and/or Meadowhill.net for any scheduling changes prior to the meeting. The agenda is posted about 1 week before each meeting. Minutes are posted at www.Meadowhill.net, upon approval. October meeting notes are now available, and are also included at the end of this newsletter.

Meadow Hill
Board of Directors Meeting
October 20, 2015

Executive session

The regular monthly meeting was called to order in executive session at 12:42 PM downstairs at the Clubhouse by President Luther Weeks. A quorum was present with the following in attendance: Directors: L. Weeks, J. Goselin, R. Schneider, D. Faxon, S. MacGregor, J. Trustey, APM: E. Schaefer. Ended 1:31 PM.

Regular session

The same board members and APM' Linda Schmidt reconvened at 1:34 PM outside of executive session on the second floor. President Weeks initiated the meeting.

Minutes

September, 2015 regular meeting minutes had been previously approved unanimously by the Board.

Maintenance report.

Chimney caps. Luther W stated the remaining ones are expected to be completed this month.

Committee reports:

Welcome committee:

Linda Fillion reported new owners Bonnie Brooks (240) and Nancy Maloney (184).

Amenities

Bob Kolwicz mentioned the motion sensor lights previously approved have been installed, improving safety. Remaining interior work awaits inclement weather due to worker availability. Also, purchase of a rolling cart for moving tables is suggested. Information about a potential design and costing of sprucing up the Clubhouse was provided.

Grounds

Sandy MacGregor urged attendance for the owners information session regarding the 2016 landscaping plan/budget proposal. Luther W encouraged submission of a formal proposal in November.

Communication

Ron Schneider reported 84 units have now been converted to email Lark delivery, or 65%. Boxes for paper recipients have been obtained, and will be installed shortly before the November issue. Paper recipients were previously provided a map and box 'assignment', and asked to let him know of any desired changes to box assignments. None received thus far.

Owner's Forum Entered 1:50 PM, exited 2:11 PM.

Treasurer's Report David F reported we're close to plan, and that potential accelerated loan payment could affect this.

Manager's report and Correspondence

Dryer vent cleaning was discussed, and Maintenance indicated these are done on a 'by owner request' basis.

Unit 113 outdoor light request approval letter from APM will be resent to add the hold harmless requirement.

50 letters for unit owner high risk, maintenance/safety items, were sent by APM, mostly for washing machine hoses. APM reported few responses were received. A program to do the work and bill back owners was discussed but became complicated due to lack of uniformity for the amount of time required to deal with individual unit requirements. It was decided to send follow-up letters reminding unit owners are responsible for getting the work done. *[Since the meeting, a program to assist owners is being checked out before a letter is sent.]*

Unit 69 letter about grilling on a deck. Discussion ensued about interpretation of requirements and if the requirements themselves may be undergoing further change.

Old Business

Unit 167 gutter removal request, expanded to include units 171 and 175.. The board voted for removal at Meadow Hill expense. However, pea stone would be at owner expense. Approved unanimously.

Unit 150 request to increase the lighting level between the driveway and unit entry door. Maintenance will look into replacing spiral fluorescent lights with LED's which come up to full brightness more quickly once activated by motion sensors.

New Business

Owner forum items

- Clubhouse table cart, \$150, recommended by Amenities. Sandy M moved to approve 1 cart.
 - Clubhouse sprucing up proposal including the suggested mantle. John G moved to approve, at a cost not exceeding \$2000.
- Both approved unanimously.

Slope landscaping letter. As a result of a meeting between Meadow Hill and Westside landscaping, an email vote on invoice 3580 was held. A compromise payment reduced to \$2,500 due to unclear authorization, was unanimously approved by the board via email. The following proposal was introduced to prevent recurrence.

Proposal by David F (as modified in Board discussion): Projects of \$1,000 or greater require a written contract signed by the President (or Vice President in case of absence). Likewise, increases

exceeding 10% the previously approved contract price requires an approved change order, signed by the President (or Vice President in case of absence). These requirements do not apply to emergency procedure authority afforded the management company in the agreement with them. Approved unanimously. Note: this is considered a Policy, and will be published on the website as soon as practical.

Proposal by David F: Miscellaneous contracted landscaping work under \$1,000 will require confirmation of proper completion by Darien. Deferred, to allow additional consideration

Engineering firm review. A review of their analysis resulted in no change to the current practice of using conventional heat cables with owners responsible for having them on as required.

Note: at this point, Sandy MacGregor departed the meeting.

Complaint regarding Unit 70' dog toileting in undesignated portion of common area. Dave F moved that a letter be sent to the owner & occupant. Passed by all 5 directors present.

Unit 151 drainage issue with unit 147. Relocating the drainage/downspout as per letter/request. Approved by all 5 directors present.

Unit 254 permission request for self pay irrigation installation. Deferred pending Grounds committee review.

Unit 28 kitchen window replacement. Approved by all 5 directors present, subject to the usual hold harmless agreement.

At this point, the formal meeting ended, and the 5 directors relocated to view on site:

Unit 147 overhanging tree branch. Consensus was that tree trimming is needed, and it will be put out for bid. Moreover, the north side trimming done last year was not felt to be sufficient, and further work will be requested.

Unit 203. The overhanging tree needs much more trimming, and will also be put out for bid

Adjournment. 3:45 PM.

Email vote approved unanimously, 10-12-2015:
Unit 33 request to transplant 4 arborvitae trees (6-8' maximum height) at edge of patio.



By Ronald Schneider, Secretary 10/31/2015