

THE LARK

March 2023

Meadowhill.net



Rebuild of Units # 6 and # 10



Construction is continuing with a target date for substantial completion projected by Imagineers Construction for the end of February. The siding was completed and interior work on fit and finishes continuing. The electric service from Eversource and the delivery of the electric panel at the time of this article were the only items needing to be scheduled to hit the end of February completion date. The electrical contractor is waiting for the delivery of the electric panel required to energize the units and garages with electric power. Hopefully, as you read this, these hurdles were overcome and occupancy of the Dolans and Molly in their respective units has started, and they are back home at Meadow Hill.

The Committee is working with Rob Bouvier, our insurance agent, and Attorney Scott Sandler to continue our negotiations with the insurance company to reduce the gap between cost of the project and the insurance proceeds received to date. Letters have been sent to Unit Owners #6,10,14,50, 76, and 78 and contact made to explain the claim process with their insurance agents under their HO6 policies.

Board Liaisons: Jim Fuda and Connie Liscomb

Wiring Remediation Update



The Aluminum Wiring Project started on January 17th and work is progressing smoothly. Work is scheduled through mid-March at which time approximately 30% of the residential units will be done. The remaining units and the amenities will be scheduled once the remaining clips are delivered. The project experienced a delay due to a supply chain issue. Work will resume in May and proceed until completion with anticipated completion by the end of August.

The performance of the Alwire team and Elite Electrical has received positive feedback from our residents whose units have been completed. The team has been professional, courteous, and efficient in performing the work. They have been accommodating and sensitive to each unit owner. As a reminder to our residents, the Alwire team is only authorized to perform the aluminum wiring remediation defined in their contract; any electrical work outside the aluminum

wiring remediation is the Unit Owner's responsibility. The Board has set a priority on keeping the project on schedule and has asked Alwire to adhere to the contract scope so that the aluminum wiring project will be completed in a timely manner.

Once the units and the amenities are finished, the final project costs will be reconciled, and each unit owner will receive the final costs for their units and an explanation of the process for payment of the Special Assessment. Estimates of the unit owner cost were provided in August. These estimates will be updated and the final cost for each unit will be provided in early September with payments due or the selection to finance the Special Assessment for each unit in October. Current tracking of costs looks like we will be close to the estimates provided.

Jim Fuda

Grounds Committee and Landscaping Updates

It may still feel like winter, but in truth, Spring is not far away. Here's what you can expect from the Grounds Committee and Landscaping Company through the spring and early summer.

Landscape Services Overview:



Note: completion dates are approximate and may be affected by weather, etc.

Spring cleanup - Removal of debris, sticks and leaves from lawns and planting beds, edging of beds. Complete by May 1.

Mulch - Rake existing mulch away from foundations; install mulch in common areas and around all residential units (where reasonably accessible). For consistency, all residential units will be mulched, regardless of Do Not Touch status. To avoid damage to tender new plantings, it is advised not to put in delicate plants until mulching is complete (by May 31).

Pruning - Mid-June to target early blooming bushes; again, after the rhododendrons flower and a third in mid-Sept. Separately, in late spring and fall, shrubs adjacent to buildings will be trimmed back so they are not touching the structure walls. This is done regardless of the unit's Do Not Touch status.

Spring and Summer: Weekly or as-needed mowing and trimming to include removal of clippings. Bi-weekly mowing of riverfront area. Monthly weeding of foundations, beds, and common areas.

A separate Fertilization Contractor will provide spring treatment of lawn areas to include fertilizer, preventive crabgrass control and weed control. Summer treatment includes fertilizer, insect control, spot spraying weeds and crabgrass post emergent, plus grub control. For planting beds, this contractor performs a preventive application to reduce weeds as well as events to spray weeds that do emerge.

Meanwhile, the Grounds Committee will be working with the Maintenance staff to plan and execute spring planting projects. The goal is to present the list for approval at the May Board meeting so planting can begin while the weather is ideal. This year some interior "islands" will be updated, the pollinator garden from last summer will be renewed and – we hope – a second pollinator garden will be added.

Plans for late summer and fall activities will be outlined in a future Lark.

Dealing With the Grass Dilemma:

Among the landscaping challenges we face is what to do about the poor grass throughout much of the complex. The primary cause is the lack of irrigation and shade around much of the grounds, especially in areas along the perimeter road. Coupled with the increasingly hot and arid summers, our efforts to improve the quality of the lawns have had minimal success, yet they have consumed a disproportionate amount of the Grounds Committee budget in topsoil and seed purchases, not to mention Maintenance time and effort. The financial and environmental cost of excessive watering is also a growing concern.

This is a long-term problem that requires long-term solutions, not quick fixes, and it is clear we need to begin looking at other approaches to keeping MH beautiful and environmentally responsible. In the short term, the Grounds Committee plans to begin learning about alternatives to traditional grass lawns and identifying possible test projects. This may include such actions as using other types of grasses, doing more non-grass plantings (like pollinator meadows), limiting our traditional seeding to areas that can and will be watered, creating additional shade, etc. Stay tuned for more information as we learn more.

Do Not Touch Requests Due March 15:

If you wish to have your unit on the Do Not Touch list for 2023, be sure to return your completed form to Imagineers by March 15. If you didn't receive one in the mail, contact Imagineers to request a new copy.

Reminder to Dog Walkers

A friendly reminder to dog walkers to use the perimeter areas only for all pet "toileting" needs. Residents have reported burnt lawns due to dog urine, so please be considerate of your neighbors.

Meadow Hill Community Garden

Any resident at Meadow Hill can request a river garden plot before the deadline of May 1st. Rototilling may occur any time after May 1st, depending on the weather. To request a plot, please leave a note with the following information in the mailbox at the Maintenance building: Name, Unit number, phone number, email, and plot size requested (full, half, or quarter plot).

Requests must be received by May 1st. Requestors will be notified of their plot locations after the garden is rototilled.

Trying To Understand Medicare Supplement Insurance



When Suz and I moved to CT from Oregon over six years ago we automatically continued with the same insurance plan that had served us well in the past. It became increasingly expensive, but we never felt we could negotiate the massive amount of information crowding our mailbox each enrollment period.

BIG MISTAKE.

This newest rate hike for 2023 pushed us over the edge, so we decided to do some investigating and thought an Independent Agent would be a step in the right

direction. We got great feedback and recommendations from Neighborhood websites and met with a local Independent Agent.

What a relief! First of all, it seems that one can change Medicare Supplements at any time, not just in 'open enrollment' periods. Connecticut has what is called Medicare Supplement Guaranteed Issue which allows one to change or enroll in a Medicare Supplement outside of that 'open enrollment' period. I don't know if there could be any loopholes, etc. but this was a great benefit to us! I felt that the insurance companies pressure us into that open enrollment time frame. Again, one must verify any of this gathered information with a qualified insurance agent.

The agent explained in plain English the various supplement plan options in a matter of a few minutes. In those few minutes we saved hundreds of dollars! The same was true for a Prescription Drug Plan. I cursed myself for not meeting with someone earlier and realized that if I felt insecure about this complicated situation, perhaps others feel the same. I want to share this experience so that you might consider taking a step toward understanding your plan with the possibility of saving time, brain power and most importantly money.

I feel more educated and encourage you to seek out an Independent Agent who can give you options and explain the details. It certainly gave me peace of mind.

Robyn Castano

Coping With the Clock Change

Daylight Saving Time begins at 2:00 am on March 12 this year (don't forget to set your clocks an hour ahead). While none of us enjoy giving up an hour of sleep, the switch to DST can have a bigger physical impact than we may realize. Studies show that the spring clock change is more jarring to our circadian rhythm and sleep patterns than the autumn "fall back" change. For many people the change causes a type of "jet lag" that can often last a week or so, and typically involves trouble falling and staying asleep, lower energy, slower reaction times and grogginess. To mitigate the impact on our bodies, experts offer these suggestions:



- Several days before the change, start moving your sleep and wake times about 15 minutes later per day, to create a more gradual transition
- Practice good sleep hygiene (have a dark, cool room; wind down before bedtime; avoid late day caffeine or alcohol)
- Establish a consistent sleep routine (including weekdays and weekends)
- Spend time outdoors during daylight hours.

Sources:

<https://www.risescience.com/blog/spring-daylight-saving>

<https://www.sleepfoundation.org/circadian-rhythm/daylight-saving-time>

Household Hazardous Waste Collection Day

Date: 03/18/2023 8:00 AM - 1:00 PM

Location: Town of Manchester, 321 Olcott Street

Household Hazardous Waste events provide an opportunity to safely dispose of paints and stains, acids, insecticides, herbicides, fertilizers, chemicals, household cleaning products and other hazardous materials which may have accumulated at your home. Please leave all materials in original containers. Appointments can be made online at

<https://mdjdmz.townofmanchester.org/WasteAppointments/>,

or by calling CREOC at (860) 647-5278.



KEY DATES

Mar 6 – Purim	Mar 15 – Do Not Touch requests due.
Mar 12 – Daylight Saving Time starts.	Mar 17 – St Patrick’s Day
Mar 14 – Pi Day	Mar 20 – Spring Equinox (Spring starts)
Mar 15 – Board Meeting	

COMMUNITY EVENTS



The [Sharing Tree](#) is a quarterly publication that is packed with important Glastonbury information, events, educational courses, travel and much more. Check it out!!



For **Library Events** click [here](#).

MEADOW HILL RESIDENT NOTES

New Resident – Welcome to new resident Terri DiGiro, Unit 74.
Hollister House – remains closed until further notice due to use by the construction contractor.
Book Club. The MH Book discussion group meets on the first Tuesday of the month at 1:30 in the clubhouse. The March Selection is ‘Solito – a Memoir’ by Javier Zamora. April selection is ‘The House in the Pines’ by Ana Reyes.
Tennis and shuffleboard courts – closed until spring

Lark Submissions: Please contact Gene Flynn at 860-212-7347 for more information on submitting articles and notices.
Looking for a Mah Jong game - or would you like to learn how to play this fun game? Please call Ann Cassarino at 561-504-3299
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. Items such as baby hats, booties, lap robes and prayer shawls are really appreciated by Middlesex Hospital.
Pool – closed until summer

MANAGEMENT COMPANY

IMAGINEERS, LLC 635 Farmington Ave. Hartford, CT 06105	Property Manager: Sheila Duncan 860-768-3419	Asst: Property Manager: Danielle Merritt 860-768-3419
---	---	--

BOARD OF DIRECTORS

PRESIDENT Toni Dolan 860-918-7069	VICE PRESIDENT Ed Litke 860-430-9611	SECRETARY Jim Fuda 860-729-0354
TREASURER Dawn Faucher 413-273-4486	DIRECTOR Sandy O’Leary 860-916-0740	DIRECTOR Ron King 860-983-1685
		DIRECTOR David Faxon 860-430-1061

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.	REGULAR MEETING March 15 th at 1:30 PM AT THE CLUBHOUSE	Current and previous meeting minutes can be found at www.meadowhill.net Hard copy minutes are no longer available at the clubhouse due to the coronavirus.
--	--	---

Lark Editor: Mike Proulx; Lark Designer: Denise Weeks