

THE LARK

November/December 2023

Meadowhill.net



PRESIDENT'S MESSAGE

Greetings everyone! November is here and we are soon to embark on the holiday season. As we start the month, let us remember all our blessings and gratitude for all we have, the friendships and family, and memories we have had over the years. However you celebrate and honor the holidays, keep the spirit of the season at the forefront of your thoughts.

For Meadow Hill it has been a busy year with the completion of two major projects - the Rebuild of Units 6 and 10 and the completion of the Aluminum Wiring Remediation project finished last week. In addition, the Rule Changes were completed culminating a three-year effort of updating the Declaration, By-Laws, and the Rules to be consistent with State statutes.

In June, the community elected three new members – Brenda Berk, Walter Brownsword, and Donna Whalen joining Jim Fuda, Ed Litke, Dave Faxon, and Ron King. Toni Dolan and Sandy O’Leary finished their terms and departed with well wishes and gratitude for their contributions to the Board.

The October meeting acknowledged the retirement from the Executive Board of two members – Ed Litke and Dave Faxon. Both have served the community in many ways and most recently the last few years on the Executive Board during a time their expertise and knowledge of Meadow Hill were needed. We wish them well as they both plan to spend more time with their families and thank them (and their wives) for their service and contribution to Meadow Hill.

November and December will be busy months with a proposal to convert the Hollister House to residential units as a means of generating additional revenue to the Meadow Hill Community. The proposal was presented at the October Executive Board meeting and a mailing will be sent out to each resident in early November. The proposal requires a change to our Declaration documents and 80% support of the Unit Owners to proceed.

December will be our Annual Budget Meeting and the Budget Committee, led by our Treasurer Brenda Berk, has been working hard. The last few years have hit condominium associations hard with impacts of rising costs, inflation, and escalating insurance premiums. Meadow Hill has not been insulated from those impacts. In addition, our infrastructure is aging, and we need to invest and ensure funding and financing is in place for those future capital and maintenance projects.

The 2024 Budget will set the groundwork for the investment in our infrastructure. Starting in the first quarter of 2024, we will establish two ad hoc committees – Finance Committee for Infrastructure and a Risk Management Committee for our insurance. The Finance Committee will work with Grounds, Maintenance, Trees and the Long-Term Committee in developing a five-year Master Plan of projects aligned with financing. The Risk Management Committee will help define and manage our risks to make us attractive to insurers that we are partners in reducing risks and claims.

In closing, we wish you and your families a joyous Holiday Season and a Happy New Year!

Jim Fuda

Introducing Brenda Berk

Our Executive Board Treasurer, Brenda Berk took on the big job of running our finances when she was elected not only to the Board in June but also directly to this officer role. Since she and Frank Cisz moved here about a year ago, it's really amazing that she was willing to dedicate so much time as a newbie to service for Meadow Hill.

Brenda has a broad business background, mostly at cable companies, including Cox, Comcast, Cablevision and Frontier. She has an MBA in Finance and has focused much of her career on operational, advertising and client relations management. Her career has involved many moves over the years and she has adapted to corporate upsizing and downsizing. And this isn't the first time she's lived in Glastonbury. Now, she's just happy to be retired.

Brenda and Frank have been together for 18 years. She has two children and four grandchildren in addition to Frank's three children and seven grandchildren. Understandably, parenting and grandparenting are important to both of them. In addition to her family, Brenda has been a regular at our pool this summer and enjoys reading and yoga.

When asked about her viewpoint as Treasurer, she indicated that she is a voice for proper fiscal management and will always represent that viewpoint at the table in discussions on expenditures, timely maintenance and proper reserves funding. These areas are hot topics for any community and are especially important to us as we deal with escalating insurance costs and aging buildings. It sounds like the right person was chosen for the job. Let's show appreciation to Brenda and her efforts to keep Meadow Hill a financially stable and beautiful community.

New Board Members Appointed

With the October retirement of Dave Faxon and Ed Litke from the Executive Board, the Board has selected two residents to fill the vacancies for the remainder of the current term. Deb Wellington and Paul Jenkins were formally appointed at the October Board meeting. Congratulations and thanks to these new voices at the table. We appreciate you stepping forward for these important roles.

Tribute to John Goselin

A few weeks ago, John Goselin died; age 92. Newer arrivals at Meadow Hill may never have met him. Recent arrivals probably heard the name mentioned and wonder who he was. But John was a long-standing force for the betterment of our community, serving as board president and board member for eight years. I got to know him during my first two terms on the board as treasurer. I got to know him very well, however, as one of four Meadow Hill guys who played golf once a week at Portland West. And so, that's where I begin this little anecdote in his memory.

You see, John was a sports enthusiast. Whether it was golf, bowling or pickleball, he participated, well into his late eighties. In his younger years, it was baseball. He played for the Navy while stationed at Groton. It was there (I surmise) that he picked up his nickname "Goose". The original Goose Goselin played left field for the Detroit Tigers in the 1930's and was well known to the media, hence the name "Goose" stuck. He kind of enjoyed being named after a famous ball player.

But back to golf - as John reached his mid-eighties he still "had that swing" but not the power. So, he went with his strength - putting. With his ever present 'Jack Nicklaus' putter, he could put the ball in the hole from 15 or 20 feet with regularity. Playing 'best ball' he would be given putting responsibility.

I was grateful when, just before he and Donna left Meadow Hill for partially assisted living at Avery Heights, John gave me his "magic" Jack Nicklaus putter. I put it into my golf bag but didn't have the opportunity to use it until the week after his funeral. It was a warm day when three of us teed off on the front nine at Portland West; Tom Lombardo, Frank Cisz and myself. Ed Litke was absent with a foot injury.

On the first hole, I found myself with a 20-foot, downhill putt and promptly took out my Jack Nicklaus putter for the first time. Now, 20-foot, downhill putts have never been my strong suit in golf (among other things). Usually, they go 10 or 15 feet beyond. However, this time the ball found its way and trickled into the hole. I looked up and said, silently; "Goose?". 'Nah! Can't be'. But then, the same thing happened next hole. Then again on the fourth. Three times. Twilight Zone. Do you suppose??? Rest in Peace, Goose.

by Dave Faxon

Holiday Gifts



Since we have moved to a bi-monthly publication schedule, we need to talk about holiday gifts now. Don't groan. Many of us annually remember Darien and Mike with gifts of gratitude for their service and dedication to Meadow Hill. If you are so inclined, you can provide a gift in one of two ways. You can drop off your gift at their office by the barn, or you can provide a check to go towards a community gift by making your check payable to Meadow Hill, Inc and mailing it by December 13th to Sheila Duncan at Imagineers, 635 Farmington Avenue, Hartford, CT 06105.

Pollinator Gardens and the Monarch Butterfly

Most of us have seen very few Monarch butterflies this summer. Strange and troubling; but in thinking about the state of our environment... Factors that have contributed to the Monarch demise include: logging, agriculture, herbicides (Round-Up), herbicide-resistant crops, roadside cutting and herbicide use to control invasives. Additionally, increased drought or rainfall, fires and floods; basically, climate change. All of this has placed the Monarch on the Red List of Threatened Species.



The Monarch has an amazing journey as it migrates from Canada and northern states 3000 miles to Mexico to winter in Oyamel fir forests, but only 2% of these forests remain, due to logging and climate change. When they make their way back north (March) they lay eggs on milkweed plants as they travel. Their larva or caterpillar can only feed on various species of milkweed. Those caterpillars consume large amounts of milkweed and

grow to 2000 times their original size! It takes 4 or 5 generations for the adult butterfly to reach us in Connecticut! However, there is a lack of milkweed due in part to more herbicides that are sprayed to control weeds like milkweed. So, you can see how this problem compounds, to greatly affect the survival of the Monarch. The eastern population has declined by 84% from 1996-2014.

We at Meadow Hill have been proactive in helping the Monarch survive with our pollinator gardens, providing nectar sources from various flowers. But for the Monarchs to continue to reproduce, they need the milkweed plants as well. In addition, something we might add to our private outdoor space is a birdbath, as insects need water as well as birds. It's been fun to watch all manner of insects sit on the edge of our birdbath and sip away. Here's to helping Monarchs and all other creatures great and small survive and thrive. By Robyn Castano

A Request to Dog Walkers

Some owners whose units are close to the road are asking dog walkers not to allow their pets to piddle on people's flowers, gardens, or buildings. Everyone understands that when a dog's gotta go it's gotta go, but please be considerate and keep the pet on the grass when it needs to do its business. While it's easy to think "It's just one small dog" those who live near a roadway often see many dogs each day relieving themselves on their flowers, plants and even the corner of their houses. Owners, please be respectful and keep your pets in grassy areas. Thanks!

Grounds Notes: Fall Cleanup Activities

Our landscape contractor and MH Maintenance crews remain active through late fall. Among the tasks that may carry through November (some may already be complete at this publication date):

- Regular mowing as needed during these months.
- Raking and/or blowing of all front, rear, and common lawn areas, plantings, beds, parking areas and walkways to remove fallen leaves and debris.
- Final perennial cut back to be done at this time.
- Trimming trees and shrubs at least 12 inches away from buildings (regardless of Do Not Touch status)
- Aerating, topsoiling, grass seeding of selected common areas will continue through fall.

Remember, if you have a request for grounds/landscaping, please submit a work order through Imagineers or your Pitera account; do not ask the landscaping staff. Thanks for your consideration. By Mike Proulx

Some Winter Rules Reminders



As we move into the cold weather and spend more time indoors, it's a good time to review some of the Meadow Hill rules that have been put in place to help keep us all safe. Some of the rules were newly implemented in the recent Rules update, so it is important that all residents are familiar with them. Following is a summary of some key rules; it is recommended you access the full text of the Rules document at the Meadow Hill website or through your Pitera account.

Fireplaces:

- Burning of wood or combustible materials or products in fireplaces is strictly prohibited.
- Gas fireplace logs or electric fireplace logs are allowed and must be installed by a licensed contractor or professional. Gas fireplace logs must be cleaned in accordance with the manufacturer's recommendations but no later than every two years.

Furnaces:

Unit Owners are responsible for the maintenance, repair, and replacement of the furnace, and heating and cooling ducts serving their units. Meadow Hill maintenance staff will install furnace filters provided by the Unit Owner up to two times per year.

Detectors:

A smoke detector and carbon monoxide detector must be installed and operative in every Unit, and must be replaced at least every 10 years by the unit owner. After 1/1/2015, all detectors must be a 10 year sealed battery type or directly connected to electric power. The Association reserves the right to perform an annual inspection for Unit Owner compliance with this subsection.

Water Heaters:

Water heaters must be replaced within a 10-year period. Water heaters replaced after December 31, 2022, must have an overflow pan under the heater and an emergency water shut-off installed.

Washing Machines and Dryers:

Washing machine hoses must be reinforced steel/metal braided, designed to prevent, or greatly reduce the potential for hose failure.

Dryer Vents - the pipe from the dryer to the outside - shall be rigid metal or semiflexible metal. The owner is responsible for ensuring that the dryer vent lint filter is cleaned regularly. At a minimum, the dryer vents must be cleaned at least once every 2 years.

Remember, it is the owner's responsibility to maintain, repair, and replace each of these components as required. All work at MH is to be done by licensed contractors or professionals. It is also the owner's responsibility to inspect each component and to provide documentation to the Association as part of any insurance claim under the Master Policy.

Other winter considerations:

For those who like to get away during the winter months (November 1st to April 1st), leaving the unit vacant, the unit owner is responsible to:

- Maintain heat at no less than 60 degrees Fahrenheit within the unit.
- Ensure the unit is properly winterized and the water shut off at the main.
- Arrange for regular inspections of the unit at least once every two weeks to ensure there are no problems.
- Inform the Association's maintenance supervisor of all extended vacancies.

When snow is predicted:

- Parking in front of garages by any vehicle is prohibited when snow is expected, falling, or on the ground and until parking lots are cleared.
- When snow or ice is on the ground or expected, no mats may be left on sidewalks, stoops, or steps.

While most of these are common sense safety items, they are also required of all unit owners at MH, and have been put in place to help protect owners and our properties from harm. By Mike Proulx

Greenhouse Reminder

Residents interested in using the greenhouse this winter are reminded that you are allowed 3 large or 4 small perennials, labeled with your name and unit number before placing them in the greenhouse. Make sure your plants are insect-free. Watering is your responsibility. And please remember to close the greenhouse door when you leave. Any questions, see Darien Covert

Fraud Alert

We have an elderly relative who recently received a virus on her computer with a flashing message indicating a need to call a certain number, or her computer would be infected with a terminal virus and her bank accounts raided. She called the number and was told to go to Home Depot and get \$10,000 in gift cards and read the card serial numbers over the phone to them. She and a sibling complied and her computer was not infected. They never called anyone to help them sort out what was real and what was a scam, which they now realize was a huge mistake. The police have not been able to identify the fraudsters. Please remember that there are people out there on the dark side of our world who prey on older folks. Let's face it, sometimes we get rattled when under stress. Don't fall for their scams. Shut down your computer and call someone for help. By Gene Flynn

A Heartfelt Thanks

We would like to thank each of the Meadow Hill community members for their support and patience through this past year + of the construction and rebuild of the units involved in the January 2022 fire. So many people reached out immediately to offer their homes, and many sent gift cards and checks to assist us in rebuilding our lives and property, and we are so grateful to each and every one and to so many who have welcomed us back into the community. It has been a challenging year and a half for all, but we would like to especially acknowledge two people who filled important, but behind-the-scenes, roles throughout the whole process.

Connie Liscomb, former board member, Secretary and Treasurer, stepped up with her extensive financial background to monitor the receipt of insurance proceeds and to ensure that the costs associated with the rebuild were accurately allocated and funds disbursed appropriately. This was not an easy task, working remotely with Imagineers' accounting department, but Connie is and has always been famously diligent and detailed in her oversight of Meadow Hill's financial processes and reporting.

Jim Fuda, as many of you know, became board President in June, took on the very large and cumbersome task of representing the Meadow Hill Association as a liaison with Imagineers' construction company, overseeing all aspects of the construction, and working to ensure that Meadow Hill's interests were protected, and the needs of the unit owners were met. Jim handled this in addition to his role as Secretary on the board, and now as President. Jim's professional experience as an Engineer was especially helpful in working with the contractors, subcontractors and architect, and he spent many hours of his personal time on the "crisis du jour".

Please join us in thanking each of them for going above and beyond to offer their services and their patience over this long journey. With gratitude, Ray and Toni Dolan

Transitional Living Seminar



Our thanks to Bonnie Brooks and her home-grown Meadow Hill "Community in Action" (CIA) team for organizing the Senior Living Options seminar held on October 12th. Over fifty residents attended. The guest speaker was Liz Cornish, owner of New Season in Life, who presented a range of senior living options for our needs beyond Meadow Hill. The financial aspect was discussed as all of these involve payments outside of Medicare/Social Security.

An important point to her presentation is to start now. Don't wait until you

need or want to go to next step living. Look at your finances, take a tour of some of these options – even if moving is not on your radar right now. Liz does not charge her clients for her services. You can contact her at 860-841-9504.

Special thanks to Bonnie for organizing several educational and safety events that bring more depth to the benefits of living at Meadow Hill.

COMMUNITY EVENTS



The [Sharing Tree](#) is a quarterly publication that is packed with important information about Glastonbury Senior Center events, educational courses, travel and much more.



Check it out!!

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

State and Glastonbury Homeowner's Tax Credit for 2024

- Both programs offer tax benefits to homeowners (who are CT residents) in Glastonbury, Connecticut and are 65 years or older by the end of 2023 (or 100% disabled per Social Security).
- The program is **income based** and will be available from February 1, 2024 to May 15, 2024.
- State credit income limit: \$40,300 for singles, \$49,100 for married applicants.
- Local credit income limit: \$64,090 for both singles and married applicants.
- Long-term Glastonbury homeowners (20 of the past 25 years at **any** Glastonbury residence) get an extra \$100 tax credit.
- Proof of 2023 income required: tax return or 1099 statements and SSA-1099.
- **The 2024 Forms will be available in February 2024. Mark your calendars now to be ready for this program.**
- **For questions about the program itself**, contact the Glastonbury Assessor's office, 860 652-7600 or assessor@glastonbury-ct.gov

By Deb Wellington

MEADOW HILL RESIDENT NOTES

Welcome New Residents: We extend a warm welcome back to Elaine Lembo, now living in Unit 21. She wasn't gone for long and we've missed her and Kootch, who will eventually return to the barn once the pasture is deemed safe from the recent flooding sewage. Also returning to MH is Mary Ann Costerella in Unit 133 who also enjoyed a brief adventure in Florida.

We welcome two new residents: Ginny Flinton and her dog, Finn moved into Unit 221 a few months ago. Her sister is also a MH resident. In addition, Maureen Odle moved into Unit 54 in the late spring. Both new residents are listed in the newly released phone directory. Please join in giving them a warm welcome. We hope they will enjoy our community, all its opportunities and amenities.

Condolences go out to Donna Goselin on the loss of her husband, John. They moved from Meadow Hill last year. Both were very active at MH and are missed. Also want to note that Don Labombard passed recently. He and Polly were longtime MH residents as well who had also moved to assisted living.

MH Book Club – meets the first Tuesday of every month at 1:30 at the clubhouse.

- November 2: [The Girl Who Came Home – the Titanic](#) by Hazel Gaynor
- December 5: [Magnificent Lives of Marjorie Post](#) by Allison Pataki
- January 2: [Beyond This Harbor: Adventurous Tales of the Heart](#) by Rose Styron.
- February 6: [Still Life](#) by Sarah Winman

Lark Submissions: Please contact Gene Flynn at 860-212-7347 for more information on submitting articles and notices.

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.

Hollister House – remains closed until further notice due to use by the construction contractor.

Key Dates

November		December	
5 End Daylight Savings Time	15 Board Meeting	1 MH Holiday Party	25 Christmas
7 Election Day	23 Thanksgiving	7 Hanukkah	26 Kwanzaa
11 Veterans Day		20 Board Meeting	31 New Years Eve

MEADOW HILL HOLIDAY PARTY

Save the Date

Friday, December 1st

More details to follow

MEADOW HILL COMMITTEE ASSIGNMENTS



Advisory committees play an important role in Meadow Hill. They provide information and work that improves Meadow Hill beyond what the Board and Manager can do without assistance. Below are the committee chairs, liaisons from the Board and Committee members. Let's all thank these community members for their work to make Meadow Hill a great place to call home. Board president is Ex Officio on all committees.

Budget: Brenda Berk, Treasurer and Chair, Larry Abbott, Toni Dolan, Connie Liscomb, Deb Wellington.

Communications/Welcoming: Gene Flynn, Chair, Mike Proulx, Denise Weeks, Robyn Castano, Suz Fields, Diane Sikorsky, Luther Weeks, Board Liaison, Jim Fuda.

Grounds: Mike Proulx, Chair, Harris Berloe, Dick Brimley, Dave Fillion, Patti McNamara, Kathy McCarthy-Proulx, Peter Rothfarb, Susan Wallace, Judith Woodward; Board liaison – Ron King.

Long Term Planning Committee: Jim Fuda, President and Chair, Larry Abbot, Frank Cisz, David Faxon, David Hogan, Ed Litke, Reg Wellington.

Maintenance and Amenities: Walter Brownsword, Director and Chair, Bob Kolwitz, Roger Bouchard, Ray Dolan, Vin Liscomb, Eileen Swenson.

Stables, Greenhouse, Garden as subcommittee: Darien Covert.

Social: Donna Whalen, Secretary and Chair, Hazel Brimley, Jane Marcin.

Trees: Gene Flynn, (Chair), Bob Kolwicz, Roger Bouchard, Board Liaison, Ron King

Clubhouse Rental: Danielle Merritt, Imagineers

Future Committees:
Nominating
Finance
Risk Management/Insurance

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

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Walter Brownsword
860-633-0207

DIRECTOR
Ron King
860-983-1685

DIRECTOR
Paul Jenkins
860-990-3302

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
Nov. 15 and Dec 20
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: Gene Flynn; Lark Designer: Denise Weeks