

THE LARK

March - April 2025 LARK

Meadowhill.net



President's Message

Our Steps to the Future are Now

I hope this edition of The Lark finds you well and enthusiastic as we leave winter behind and look forward to spring. The past year has been a busy one for the community, and I thank the Executive Board and our Committees for their hard work and the countless hours they have volunteered to support the initiatives we are pursuing. I am excited to share important updates on these initiatives, which are crucial to our community's continued growth and quality of life.

Directory - The 2025 50th Anniversary Edition of the Meadow Hill Directory, hot off the presses, was distributed to each unit by our Welcome Committee person, Chris Keating. The edition includes a "Welcome to Meadow Hill" introduction and an updated centerfold map. Many thanks to Deb Wellington for her diligence and effort in providing accurate information and to Chris Keating for assisting Deb in reviewing, checking the accuracy, and distributing the Directory in the cold month of February!

Hollister House - I hope that by the time you receive this newsletter, the Town of Glastonbury will have approved the Hollister House project. It has taken eight months of meetings, documentation, and responding to comments to get this project approved, allowing us to move forward as anticipated with our vote last year. The funds received from this transaction will be placed in our reserves and will help us fulfill our commitment to invest in our infrastructure.

Reserve Study Workshops - We are holding reserve study workshops facilitated by our Treasurer, Brenda Berk. These workshops incorporate the findings of the 2024 Reserve Study into a plan prioritizing the improvements that need to be completed along with the estimated funding that needs to be planned for. See Brenda's article in this edition for more information.

Roofing Project - The Board has engaged Becht Engineering of Rocky Hill, an engineering consultant firm, to develop a plan and engineering documents for replacing our aging roofs. The report will be completed over the next few months, and a timeline and funding approach will be determined by early summer. The board will provide updates, so keep an eye on your emails!

Maintenance Programs for 2025 - Thanks to Walter Brownsword and Paul Jenkins with the assistance of our Meadow Hill staff, Darien and Mike, we are 90% completed with our second annual update of High-Risk Maintenance items defined by the insurance industry and documents in Section 7 of our Rules and Regulations. Two initiatives for 2025 are currently being planned: the maintenance of gas fireplace logs and a program to replace smoke detectors and carbon monoxide detectors. A letter on the gas fire logs maintenance was sent out last week. The Smoke /CO Detector Program will be completed and communicated in late March/early April.

Amenities - Meadow Hill offers extensive amenities that surpass those in our surrounding condominium communities. The Amenities Committee has been re-established, with Ron King as chair. Read more about this committee and its goals later in this issue.

Rules - We are currently reviewing and updating our rules. This phase addresses grills, privacy fences, water shut-offs, panels under decks, and pets. Vicky Germani, as Chairperson, will provide recommendations from her committee to the Board for review and evaluation in the upcoming months. Community input is welcome, as these changes will be presented and discussed in an open forum at one of the Board meetings. Your feedback is crucial as we aim to make our community guidelines clear and fair everyone.





Social Events and Calendar – We are seeing increased use of the Clubhouse. Birthday parties, Coffee Hours, yoga, and committee activities, to name a few, are making the clubhouse a busy place. A calendar is posted outside the Connie Abbott Meeting Room and is periodically posted on the Meadow Hill Facebook page. Donna Whalen and her committee will brainstorm this month to develop plans for the spring and summer. Again, keep your eyes open for notices. You might even consider joining the Meadow Hill Facebook group, which Kim Trela administers for the community and is another good resource of staying informed of Meadow Hill happenings.

Pilera and Administrative – Imagineers has announced that Pilera will be replaced by a new system – Vantica. Please watch out for further instructions from Imagineers. Your timely cooperation is important to ensure a smooth transfer of information. To streamline operations and enhance efficiency, we have undertaken a review and update of our administrative processes and procedures. These upgrades will facilitate better communication and management, benefiting all members. The board has started using Microsoft SharePoint, which enables us to centralize the electronic storage of our documents and is a benefit to the current and future boards. Deb Wellington, with her background in computers, has been leading this initiative for the board.

Educational Awareness - Community education and safety are paramount. Last month, we hosted a fire protection program as part of our ongoing commitment to community awareness and information. The Glastonbury Fire Marshal's office provided fire safety tips to residents who attended the February 26th presentation.



Thanks to Bonnie Brooks and her connection with Liz Cornish of New Season in Life, we will have an educational forum of experts on retirement living in the fall. The forum will cover elder care law, finance, and Medicare topics. Mark your calendar for October 2nd. More details will follow as we approach the event.

Summary – In closing, our collective efforts to invest in Meadow Hill are paying dividends, reflected in the rising value of our properties and the vibrant, welcoming environment we've created for those aged 55 and above. We are delighted to see new residents joining us, bringing fresh ideas and energy. Their involvement, combined with the wisdom and dedication of our long-standing members, is integral to shaping the future of Meadow Hill.

We are grateful to all who have served and continue to serve our community. With our blend of enthusiastic newcomers and experienced residents, we will continue to ensure that Meadow Hill remains a wonderful place to live.

Thank you for your continued support and dedication to our community. Let's keep working together to make Meadow Hill an even better place for all of us.

Jim Fuda, President

Reserve Study Round-Table Meetings



These meetings are being held so unit owners can review and discuss the details in the plan. There are short and long-term projects that make up the \$4 million plus in reserve spending planned for the next twenty years.

We have held two meetings on the 20 year reserve study, of which the first ten years was included in the 2025 Budget package. The first meeting was held via phone for owners who are currently in Florida, the second meeting was held in the Clubhouse.

Thus far, five units have been engaged in reviewing the plan. The next

opportunity to attend a meeting is on March 12th @ 6pm. Currently, this is the only evening meeting scheduled, so if you can only meet in the evening, this is your opportunity.

We have scheduled two more meetings in March: Thursday, March 20th @ 2:00 pm and Tuesday, March 25th @ 10 am.

You can text me at 860-463-8262 to reserve a space. Thanks!

By Brenda Berk, Treasurer

Income Tax Resources



Tax Preparation Help - Income Tax Season is upon us once again, and various assistance programs are available for Glastonbury residents.

If you have questions or could use some assistance with preparing and filing your federal or state returns, help is available through the Senior Center at the Riverfront Community Center. The AARP Tax Assistance Program provides tax counselors to assist seniors with tax preparation. The service is free and appointments are required. For more information, contact the Senior Center or go to [The Sharing Tree](#).

Tax Relief Programs

For Seniors: A reminder to those Glastonbury residents over 65, whose income falls within the guidelines of the town and State of CT, that May 15, 2025 is the deadline for submitting the property tax relief application. For specific information or assistance go to www.glastonburyct.gov or call the Assessor's office at (860) 652-7600.

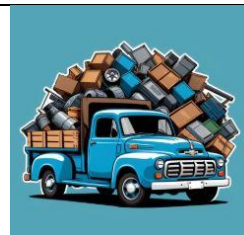
For Veterans: Veterans, if your primary residence is Glastonbury, you are entitled to property tax relief. Qualified veterans will have their property or vehicle assessment reduced by \$1500 which results in a reduction of your tax bill by about \$50. Disabled vets or those who are low income qualified are entitled to additional tax relief. For specific information or assistance go to glastonburyct.gov or call the Assessor's office at (860) 652-7600.

Thank you for your service.

Submitted by Long Term Planning Committee

Maintenance Reminders

Bulk Pickup: Mark your calendars now for the next Meadow Hill Bulk Pickup Day scheduled for April 15th. You may start leaving qualifying items by the barn on Monday, 4/14 and the bulk items will be taken to the Transfer Station about noon on the 15th. No major appliances, sofa beds or similar heavy items; don't include any items that can be placed in the blue trash bins. Any question about eligibility, contact Darien Covert.



Greenhouse: If you enter the greenhouse, please remember to make sure the door is closed when you leave. It has been left open on more than one occasion. Also, please do not adjust the thermostat; it is already set at an appropriate temperature for the plants and should not be changed.

Pickleball/tennis court opening: The courts are expected to be open for use on or about April 15; this date is dependent on weather.

Community Garden Plot: The deadline for requesting a plot in our Community Garden is May 1st. Before then, if you have had a plot previously, please be sure that your garden is free and clear of all weed blocker and stakes. Interested in a plot this year? Contact Darien Covert, our Meadow Hill Superintendent.

Key Dates

March
4 – Fat Tuesday (Mardi Gras)
5 – Board Planning Meeting
9 – Daylight Saving Time starts
13 – Purim begins
14 – Pi Day
17 – St. Patrick's Day
17 – Do Not Touch forms due
19 – Board Meeting

April
1 - April Fool's Day
2 – Board Planning Meeting
12 - Passover Begins
15 – Tax Returns Due
15 – Bulk Pick up
16 – Board Meeting
18 - Good Friday
20 - Easter
May 1 – Garden Plot Request Deadline

Potential Cost Saving Tips for MH Residents



Many residents may already be aware and are taking advantage of some potential cost saving tips that the Long Term Planning Committee has been discussing recently. The committee thought that it might make sense to share some of these tips just in case you are not aware of these programs that currently exist.

Eversource:

- Eversource has a program that will do energy audits of your home to ensure that you are taking full advantage of energy savings that are available to you as homeowners.
- Switching your electric supplier can also save you money on your monthly electric bill.

Contact Eversource Customer Service or log on to their website to get more information on how to take advantage of these programs.

Connecticut Natural Gas

CNG has an energy assistance program for those that are income eligible. This program includes assistance with your monthly bill. Contact CNG at 860-524-8361 to see if you qualify. You can also log into their website for more information.

MDC

This is our water supplier for Meadow Hill. Log into their website to see their water saving tips that can save us all money.

The Long Term Planning Committee is working to research opportunities to keep our community current with events and programs that provide us with opportunities to cut costs both as a community as well as individual homeowners. We are also constantly on the lookout for any technological opportunities that will provide financial benefit to Meadow Hill as well.

By Frank Cisz

Remember to Change Those Clocks

Daylight Saving Time will begin at 2:00 am on Sunday, March 9, so be sure to set your clocks one hour ahead. Please remember that even a one-hour clock change can be disruptive to sleep patterns and may lead to fatigue, lack of focus, or mood changes while your body adjusts. So be kind to yourself: try to get plenty of rest, stick to your normal routines, and get outside for some fresh air and sunshine if you can.



Pickleball Dollars and Cents



Many of the benefits of playing pickleball are already well known, such as improved health and fitness, and enhanced social contacts. But another benefit is beginning to emerge: increased property values. According to an article on The Dink website, there is growing evidence that access to public or private pickleball courts has become a prominent selling point for homes. That's good news for us at Meadow Hill – not only do our pickleball courts provide fun, healthy exercise, and social interactions, but they may enrich our wallets as well! To read the article, [click here](#): Thanks to Robyn Castano for sending this link.

Meadow Hill's Newest Centenarian



There must be something in our water, because on January 12, Meadow Hill residents turned out to celebrate another 100-year-young resident, Bernice Spencer. A good crowd met in the clubhouse for cake, fellowship, and best wishes to a remarkable lady for a remarkable achievement.



Pi Day? What's That?



Most of us have heard of Pi Day, but how many really know much about it? Here's a brief primer:

Pi Day is a humorous holiday on which math nerds everywhere celebrate the mathematical constant known as pi. It falls on March 14 (3/14) because the first 3 significant figures of pi are 3.14. It was started in 1988 in San Francisco (where else??) by an employee at a science museum, and became a worldwide phenomenon. So what actually is pi? It's a number that represents the ratio of a circle's diameter (distance across) to its circumference (distance around).

In math equations it's represented by this symbol: π . As a number it is approximately equal to 3.14159. I say approximate because the exact value can't be calculated: it is a non-repeating, non-terminating decimal. That means it goes on forever and never has a repeating pattern (kind of like some politicians...). Pi has been calculated to 105 trillion decimal places, but for practical calculations, 5 or 6 decimal places is usually enough. So what's the real importance of Pi Day? Other than a bit of nerd fun, it's a great excuse to eat... wait for it... PIE! And that's good enough for me.

Mike Proulx

Grounds Committee Updates

Early spring activities: As always, landscaping work is likely to begin in April, depending on weather. Spring cleanup and edging of beds is usually targeted for completion by May 1, with mulching to follow during May. There will be an early spring application of fertilizer and pre-emergent weed control. New this year, we will start to address the high acidity of our soil with an early spring lime application. Our hope is to make the soil more amenable for grass growth even as we continue to explore alternatives to turf grass in some areas, and continue to reduce the amount of unproductive re-seeding overall.



Grass Alternative Testing: We will again use the test boxes located along Dogwood Lane to evaluate possible green cover for areas where we are continually grass-challenged. Final selection of the test species will be announced in a future Lark article. One goal for this year is to plant our test species earlier in the spring than we did in 2024, to give them a better chance to establish before the hot summer weather kicks in.

Do Not Touch List: Do Not Touch letters were sent to each household on Feb 28. If you wish to take care of your 4 foot space yourself, rather than have the landscapers do it, you must fill out and return the Do Not Touch form to Imagineers by March 17.

By Mike Proulx

Focus on Amenities



We are fortunate at Meadow Hill to have a wealth of community amenities such as the tennis/pickleball courts, shuffleboard, the pool, the clubhouse (with its fitness center, billiards table, saunas, library, fireplace/lounge, etc.), the stable & paddock, the riverfront, with its gardens, trails, and shore access, and many more. Recently an Amenities committee was re-established by the Board, and consists of Ron King (chair), Robyn Castano, Cub Kubachka, Ed Litke, and Tim Reid (Board liaison). We will be monitoring the condition of our amenities, and asking for input and comments from all at Meadow Hill, to make sure that we meet the needs of our community. We will report to the Board twice a year with the status of our amenities,

the feedback received from the community, and recommendations for maintaining and improving our amenities for the benefit of all residents. Please contact any of our members (we're in the directory) with your comments or questions on any of our Amenities going forward.

From the Amenities Committee

Farewell and Thanks

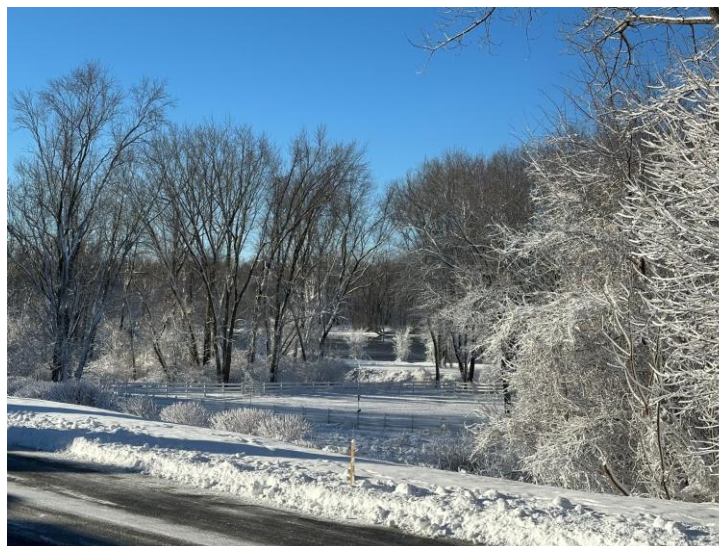
Special thanks and farewell to Mary Ann and Roger Bouchard who have made Meadow Hill their home for sixteen years and who have their fingerprints all over our community. Mary Ann has played bridge with so many folks here who will miss her. Roger has been highly involved in many MH committees, including the Executive Board, Maintenance, Trees, Friends of the River and even the seasonal beer-making group. Plus, they have been so much fun socially. Thanks for helping to make Meadow Hill a well maintained and fun place to live and we wish you the best in the next chapter of your lives.



Winter Wonder Land



Thanks to Paul Jenkins
for capturing the
beauty of what has
been an otherwise
arctic winter at
Meadow Hill.



MEADOW HILL RESIDENT NOTES

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.

MH Book Club – meets the first Tuesday of every month at 1:00 at the clubhouse.

March – The Good Life by Robert Waldinger, MS and Marc Schulz, PhD

April - By any Other Name by Judi Picoult

May - The Diamond Eye by Kate Quinn

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 Property 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.



Communications/Welcoming: Gene Flynn, Chair, Mike Proulx, Denise Weeks, Robyn Castano, Chris Keating, Luther Weeks, Jim Fuda, Board Liaison.

Grounds: Mike Proulx, Chair, Harris Berloe, Dick Brimley, Dave Fillion, Vicky Germani, Ron King, Patti McNamara, Kathy McCarthy-Proulx, Board Liaison – TBD.

Long Term Planning Committee: Frank Cisz, Chair, Kathy McCarthy-Proulx, Vicky Germani, David Hogan, Dana Kubachka, Ed Litke, Reg Wellington, Tim Reid, Board Liaison.

Amenities: Ron King, Chair, Tim Reid, Board Liaison, Ed Litke, Robyn Castano, Cub Kubachka.

Maintenance: Walter Brownsword, Director and Chair, Paul Jenkins. Asst. Chair, Ray Dolan, Eileen Swenson.

Stables, Greenhouse, Garden as subcommittee: Darien Covert.

Social: Donna Whalen, Secretary and Chair, Caroline Rhodes, Dana Kubachka, Linda Fay, Vicky Germani, Hazel Brimley,

Risk Management: Deb Wellington, Director and Chair, Tom Bailey.

Rules: Vicky Germani, Chair, Deb Wellington, Board liaison, Kathy Wanat, Marian Reid, and Lynn Rosenthal.

Legislative Liaison: Luther Weeks.

MANAGEMENT COMPANY

IMAGINEERS, LLC
635 Farmington Ave.
Hartford, CT 06105

Property Manager: Brian Milano
860-768-3305

Asst: Property Manager: Danielle Merritt
860-768-3300

BOARD OF DIRECTORS

PRESIDENT
Jim Fuda
860-729-0354

VICE PRESIDENT
Deb Wellington
860-306-4502

DIRECTOR
Walter Brownsword
860-633-0207

SECRETARY
Donna Whalen
413-429-6323

DIRECTOR
Tim Reid
860-578-7649

TREASURER
Brenda Berk
860-463-8262

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 10:00 AM

Mar 19, Apr 16
at 10:00 AM
AT THE CLUBHOUSE

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

Hard copy minutes are no longer provided.

Lark Editor: Mike Proulx; Lark Designer: Denise Weeks