

THE LARK

Jan-Feb 2026 LARK

Meadowhill.net



President's Message

As we start the New Year, I want to extend my warmest wishes to all Meadow Hill residents. May 2026 bring health, happiness, and fulfillment to you and your families. Our community remains strong and vibrant because of the care, involvement, and pride that each of you contributes to Meadow Hill every day.

I am pleased to welcome our two newest Board members, Terry Bogli and Paul Frederick. With their addition, our Board is once again at full capacity, consisting of seven dedicated members. Terry and Paul will serve in these roles until the Annual Election in June 2026, and we sincerely appreciate their willingness to support our community. I also want to thank my fellow Board members—Deb Wellington, Brenda Berk, Donna Whalen, and Walter Brownsword—whose dedication and leadership are reflected in the many hours they dedicate to Meadow Hill's ongoing success.

2026 Budget

The 2026 budget was approved at the Annual Budget Meeting on December 9th. Residents will see a 6.6% increase in HOA fees starting this month. The single-digit increase reflects three years of disciplined financial management of our operations account (i.e., the checking account) and reserves (i.e., our savings account), which allow us to fund future projects.

Our focus on high-risk items such as cleaning the dryer vents and gas fireplace logs every two years, restrictions on gas grills, repairs of decks, and diligent maintenance and planning for larger projects has been viewed positively by our insurance carrier, GNY. Meadow Hill is seen favorably because of this attention to risk management. Our 5% insurance premium increase reflects their confidence, especially since the average increase in other condominiums ranges from 10 to 20%.

The Board's vision, except for the roofing project, is to use funds from the checking account and avoid Special Assessments. The meeting lasted a record 15 minutes, had no comments, and received unanimous support, highlighting the Board's effectiveness under the leadership and diligence of our Treasurer, Brenda Berk.

Roofing Project

Building on this collaborative spirit, I'd like to update you on an important initiative for the upcoming year: the Meadow Hill roofing project. Your Board has been working hard to ensure a clear and transparent process. In October 2025, we issued bids to potential contractors. We expect to receive these bids by the publication of this Lark edition. This month, the Board will review all proposals, select a contractor, and determine the final project cost. We plan to announce the chosen contractor and share the project budget with the community at the January Board meeting. Afterward, the Board will develop a detailed project timeline, define our approach, and finalize the financing plan.

To keep everyone informed, we will hold a community information session in late January or early February. This session will offer a detailed overview of the project's next steps, expected schedule, and what residents can anticipate during construction. We invite your participation and feedback as we progress together.

None of our progress would be possible without the exceptional efforts of our volunteers and committee members, whose dedication throughout 2025 and beyond ensures Meadow Hill continues to thrive. Your generosity, expertise, and willingness to step forward make a real difference every day. We also warmly welcome our new residents, and it is inspiring to see neighbors—both new and longtime—contribute their time and talents. In future messages, we look forward to highlighting specific volunteer and committee contributions to further celebrate our community spirit.

Thank you all for your ongoing support and involvement. On behalf of the Board, I wish you and your families a healthy, happy, and prosperous New Year.

Warm regards, Jim Fuda

Long-Term Committee Projects



Hollister House - Although it is not readily apparent from the outside, the interior of the Hollister House has undergone a major transformation. From the exterior you probably have noticed the new windows, which have received a number of compliments from our residents, and the replacement of the front door. The door was replaced to accommodate a recommendation from the town to restore the original look of the Hollister House.

Additionally, the garage is now completed. On the interior, a majority of the transformation has included three new bathrooms and a major kitchen and dining area creation that will surely be a selling point for this new residential unit. There remains one major area to complete and that is the flooring in the kitchen and dining areas, the living room and the bedrooms. Aside from that, some details with trim work and kitchen backsplash will be completed and this unit will be ready for sale. The builder has been challenged with sub-contractor scheduling throughout the project and that has delayed his timeline somewhat, but he is estimating it to be completed by the end of this month. Once the unit is complete, we will try to schedule an Open House for residents so that you can appreciate this major transformation of what will be a very unique unit at Meadow Hill.

Roofing Project Update- Although our Roofing Project has not officially kicked off, we have unofficially begun some preliminary activity with several emergencies, reported by our residents. The roofs in this community were last replaced in the early 2000's, so it should come as no surprise that many of them have reached the end of their useful life and were in dire need of replacement, due to serious leaks in the interior of several units. After having our roofing consultant develop the specifications required for replacement, there was a bid process that included three roofing contractors. Corey Turner, who is a local contractor, won the bid for these initial roofs and to date his team has addressed nine units in the complex. At this point there are no further plans to address more units until we officially kick the community-wide project off, hopefully in the early spring. Our hope is that we don't have any additional emergencies before that time as the weather at this time of year is not conducive to roof replacement. We are continuing to gather the necessary information including overall project costs and once we have that information, we will hold the information session to share with the community. Stay tuned for an announcement on that session.

By Frank Cisz, Chair

Holiday Party Fun



Glastonbury High School



Musicians



Thanks to the volunteers – John and Donna Whalen, Jeff and Caroline Rhodes, Linda Fay, Vicki Germani, Nancy Maloney, Kathy McCarthy-Proulx, Mike Curtis and the musicians and singers from Glastonbury High School under the direction of Kacev Howard.



Special January Birthdays



Please reach out to our Meadow Hill centenarians who continue to amaze us with their vitality, great attitudes and inspiration. Gerry Whittemore turns 104 and Bernice Spencer turns 101 this month, proving that good clean living has its impact! Birthday cards to Gerry in unit 318 and to Bernice in unit 330 would be a great way to share in the celebration of these wonderful residents.



Concerned About Rising Costs Everywhere?

On December 17th, Imagineers sent out an eblast on “Fall Programs”. But really, this information was gathered by Deb Wellington for ongoing federal, state, town and utilities’ programs to offer financial assistance programs available to seniors – not just in the fall. These included information on



- Connecticut Senior & Resident Assistance Programs (2025–2026) – a summary of state and local programs offering property-tax relief, homeware and energy assistance, and special benefits for veterans.
- Understanding Reverse Mortgages for Seniors – an overview explaining how reverse mortgages work, who they may benefit, and important factors to consider before making any decisions.

Please see pages 7 and 8 for more information on these and other programs available to help residents manage their homes, energy costs, and long-term financial planning.

These documents are for general information only and are not recommendations or endorsements of any specific program or lender. The goal is simply to make sure Meadow Hill residents are aware of available options that may help maintain comfort, independence, and financial security at home. If you are considering a reverse mortgage or any significant financial decision, we strongly encourage you to discuss your plans with family members, trusted friends, or a qualified financial advisor. Having a second perspective can help ensure that any choice you make is the best fit for your needs and long-term goals.

House-sharing

Alongside these programs, we are starting to hear more press about seniors sharing expenses by cohabitating. We’re not talking about “shacking up” – it’s more like two single people splitting expenses, while at the same time gaining companionship, shared responsibilities and emotional support. Think of it more like “The Golden Girls” sitcom from the 1980’s. While on paper it makes perfect sense, our American culture is slow to catch onto the benefits. What might be initially seen as a loss of independence could actually be just the solution you need for economic, safety and companionship reasons. It’s not short-term rentals (which are prohibited by our MH Rules) but rather a long-term agreement between two parties. How would you start to explore this as an option? Go online and research “senior home sharing” to get tips on all the logistics of finding and vetting potential housemates, and agreements to guide the best co-living arrangements. AARP is one valuable tool on house-sharing – which detail background checks, sample formal agreements and how to fully understand the drawbacks.

Again here, Meadow Hill leadership is not advocating house sharing as a solution right for you – only you can decide that on your own. Just don’t shut down the idea until you’ve weighed the pro’s and con’s. The U.S. Census Bureau tells us that the number of US adults in cohabitating (with or without romance) relationships more than doubled over the past two decades to 18 million households. Escalating living expenses, increased divorce rates and the aging Baby Boomer population certainly contributed to this rise. Maybe it’s time for the U.S. culture to catch up with the rest of the world.

By Deb Wellington and Gene Flynn

Tax Assistance



AARP Tax Counselors will be available, by appointment only, for assistance filing 2025 federal and state tax forms. Please call the Senior Center beginning January 21st to schedule an appointment. The AARP Tax-Aid program provides free tax preparation for individuals, with special attention to people 50+ years of age. If married, both parties must be present for the appointment. The Tax Aid program is sponsored by the IRS and AARP and counselors are certified to prepare most tax returns.

New Words to Sing in the Shower

Some artists of the 50's and 60's are revising their hits with new lyrics to accommodate the aging baby boomer population. You might find yourself singing these to yourself!

Herman's Hermits – Mrs. Brown you've got a lovely walker.
 The Bee Gee's – How can you mend a broken hip?
 Bobby Darin – Splish Splash I was having a flash.
 Ringo Starr – I'll get by with the help from Depends.
 The Commodores – Once, twice, three times to the bathroom.
 Marvin Gaye – Heard it from the Grape Nuts.
 Leo Sayer – You make me feel like napping.
 Willie Nelson – On the commode again.
 Procol Harum - A Whiter shade of hair.
 Johnny Nash – I can't see clearly now.

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](#).



Key Dates



January 1 New Years Day
 6 Coffee Hour 10am
 Book Club 1pm
 7 Board Planning Meeting
 15 Social Hour 4pm
 19 MLK Day
 21 Board Meeting

February- 2 Groundhog Day
 3 Coffee Hour 10am
 Book Club 1pm
 4 Board Planning Meeting
 8 Super Bowl
 14 Valentine's Day
 16 Presidents Day
 18 Board Meeting
 19 Social Hour 4pm

MEADOW HILL RESIDENT NOTES

Condolences – Our sympathy goes to the family of Yolanda Ghegurovich in Unit 81 who recently passed.

Welcome New Residents

A hearty new welcome to several new residents at Meadow Hill. Phyllis Draghi and Evelyn Pfalzgraf have moved into Unit 139. Martha Pac is the new owner of Unit 150. And Robert and Barbara Knickerbocker have moved into Unit 268. Stop by and make them welcomed!



**Join our Facebook Group at
Meadow Hill GburyCT**

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

January - [The Beekeeper of Aleppo](#) by Christy Lefteri.

February - [The Winemaker's Wife](#) by Kristin Harmel.

March - [The Giver of Stars](#) by Jojo Moyes.

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.

Needleworkers Group Meetings

Do you knit, crochet or embroider? Join the Needleworkers Group on Thursday mornings at 10am in the Clubhouse. Bring whatever you are working on.

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.

Finance Committee - Brenda Berk, Treasurer and Liaison, Deb Wellington, Eileen Swenson.

Grounds:, Chair, TBD, Harris Berloe, Dick Brimley, Dave Fillion, Ron King, Nancy Maloney, Joan Wentworth, Board Liaison – Walter Brownsword .

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

Clubhouse Ad-hoc Committee: Board Liason, Brenda Berk, Walter Brownsword. Chair, TBD

Maintenance: Walter Brownsword, Director and Chair, Paul Jenkins. Asst. Chair.

Stables, Greenhouse, Garden as subcommittee: Darien Covert.

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

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

Traffic Committee: Jim Fuda, Chair and Board Liaison, Brenda Berk, Bonnie Brooks and Paul Frederick.

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

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VICE PRESIDENT
Deb Wellington
860-306-4502

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413-429-6323

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860-463-8262

DIRECTOR
Walter Brownsword
860-633-0207

DIRECTOR
Paul Frederick
860-989-8330

DIRECTOR
Terry Bogli
860-268-1549

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

Jan 21 & Feb 18
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: Gene Flynn; Lark Designer: Denise Weeks

Connecticut Senior & Resident Assistance Programs (2025–2026)

This document summarizes financial, home-care, energy, and property tax relief programs available to seniors and residents with disabilities in Connecticut. Updated for 2025.

Home & Health Care Programs

Program	Who Qualifies	How to Apply / Contact
Connecticut Home Care Program for Elders (CHCPE)	65+; CT resident; needs help with daily living (bathing, dressing, medications, etc.); meets financial limits: For income and asset guidelines: go to https://www.ascendami.com/CTHomeCareForElders/default/HomeCareForEldersInstructions.aspx	Apply online at CHCPE Portal (https://portal.ct.gov/dss/health-and-home-care/connecticut-home-care-program-for-elders/connecticut-home-care-program-for-elders-chcpe/apply) or call 800-445-5394.
Medicare Savings Program	The State of Connecticut offers financial assistance to eligible Medicare enrollees through 'Medicare Savings Programs.' These programs may help pay Medicare Part B premiums, deductibles, and co-insurance.	Eligibility information can be found at: https://portal.ct.gov/dss/health-and-home-care/medicare-savings-program/medicare-savings-program/eligibility?language=en_US

Property Tax Relief and Property Tax Deferral Programs

Program	Who Qualifies	How to Apply / Contact
CT & Town of Glastonbury Property Tax Relief	Glastonbury residents 65+ or disabled meeting income limits.	Apply Feb 1–May 15 every 2 years. Forms: https://www.glastonburyct.gov/home/s/howpublisheddocument/47277/638739291052370000 Help: Assessor's Office 860-652-7600 or Social Services 860-652-7638.
Glastonbury Tax Deferral Program	Must qualify for CT Homeowner Tax Credit; owned/occupied home for 10 years or more.	Annual application & agreement required; lien placed on deferred taxes. Contact Assessor's Office 860-652-7600.

Energy & Utility Assistance

Program	Who Qualifies	How to Apply / Contact
Eversource Energy Programs	Low-income or hardship customers.	• Matching Payment: Matches payments & energy aid • New Start: Forgives part of balance monthly • Low-Income Discount: 10–50% off • Home Energy Solutions: Free weatherization for households whose income is ≤60% of median income Call 800-286-2828 or visit

		https://www.eversource.com/residential/account-billing/payment-assistance
CT Natural Gas (CNG) Assistance	Low-income gas customers.	• Matching Payment Plan: Matches payments & energy aid • Winter Protection: No shut-offs Nov–May • Flexible Payment Plans: Up to 18 months Call 860-727-3000 or visit https://www.cngcorp.com/helpwithbill
Connecticut Energy Assistance Program (CEAP)	Low-income households (≤60% of CT median income); heating help for oil, gas, or electric users.	Benefits: \$295–\$645 per season. Apply online at https://portal.ct.gov/heatinghelp/connecticut-energy-assistance-program-ceap?language=en_US Apply Sept 2, 2025 – May 29, 2026.

Veteran & Special Programs

Program	Who Qualifies	How to Apply / Contact
Home Improvements & Structural Alterations (HISA)	Veterans needing home accessibility modifications (ramps, roll-in showers, lowered counters, etc.).	Excludes decking/spas/new builds. More info: https://www.prosthetics.va.gov/psas/HISA2.asp