

THE LARK

May-June 2026 LARK

Meadowhill.net



Important Unit Owner Meeting

Recently, Meadow Hill Unit Owners received a package covering the details of the Roofing Project. A presentation and discussion of the funding and logistics will be made at a **Special Unit Owners Meeting to be held on Tuesday, May 12, 2026 at 7pm at the Clubhouse.** Following discussion/Q&A, resolutions will be made related to the Windsor Federal loan and Meadow Hill Association assessment logistics for this \$3.4M project. Comments may be made ahead of this meeting to Brian Milano at Imagineers. If you are unable to attend this critical meeting, you may provide your proxy, which is included in the Unit Owner package. This is one of the largest projects ever taken at Meadow Hill and it is important that all owners understand the analysis done to date and voice their support or objection, via formal vote.

President's Message



As we move into spring and summer, I want to take a moment to share several important updates. This will be an active and productive time for our community, with several significant projects underway to strengthen Meadow Hill for the long term while preserving the quality of life we all value.

Hollister House Update

We are pleased to report that the development agreement for the Hollister House has been executed and recorded. The Hollister House is now officially a unit within Meadow Hill and is on the market. Your voice plays an important role in presenting Meadow Hill as the welcoming and desirable place we know it to be. If you have an opportunity to speak with prospective buyers, we encourage all residents to support this effort by speaking positively about our community.

Roofing Project Progress

Following a very successful informational meeting on March 12th and the subsequent distribution of a detailed Q&A package, the Board continues planning for the roofing project. A major milestone was reached on April 7th, when Windsor Federal Savings approved the \$2.5 million loan required for the project.

Our next step is to obtain Unit Owner approval, which we are targeting for early May. The Board is working with our attorney, Scott Sandler, to finalize the information package. By the time you receive this newsletter, you may already have received those materials and been notified of the Unit Owner meeting to vote on the project.

Tree Removal Work

To support the roofing project, the Board has approved the removal of ten (10) trees identified as necessary to protect the long-term integrity of the new roofs. Many of these are overgrown pines and other trees that could affect roof longevity. This work is expected to be completed by the end of May by R& R Landscaping, which has been awarded the contract to perform the work.

Traffic and Safety Improvements

At the April Board meeting, the Traffic Committee's Phase 2 recommendations were approved. The recommendations focused on speed reduction in the complex.

Phase I was completed last fall with the removal of overgrown shrubs that posed safety issues for pedestrians and walkers.

The Phase 2 improvements include the installation of three new speed tables, one on each of Hollister Way West, North, and South, and the addition of stop signs at the circle connecting Hollister Way North and South. These measures are intended to reduce vehicle speeds and improve overall safety.

Residents are reminded of how critical it is to observe and maintain the 15-mph speed limit for the safety of all—drivers, pedestrians, and neighbors alike.

Stairway, Walls, and Walkways Evaluation

The Maintenance Committee has been conducting a comprehensive evaluation of the community's stairways, walls, and walkways. A report outlining findings and recommendations for repairs and/or replacement will be presented to the Board in May. We will share further updates once that review is complete.

Capital Improvements Committee

We're in need of a few "forward-thinking" residents to join the Capital Improvement Committee. If interested, please contact Jim Fuda on 860-729-0354 or Frank Cisz on 203-494-2636.

Looking Ahead

In summary, the coming months will be highly active. While these projects may cause temporary disruption, they are important investments in maintaining our property values, reducing risk, and ensuring Meadow Hill remains well-positioned with our insurance carriers.

Our contractors and staff will work diligently to coordinate construction activities and minimize inconvenience. We ask for your patience, awareness of ongoing work, and cooperation in staying clear of active construction areas.

Community Engagement-Social Activities

At the same time, we encourage you to stay engaged with the community. The Social Committee has planned events for May and June, and we hope you will participate. Even during a busy construction season, maintaining strong social connections remains essential to what makes Meadow Hill special.

Closing

I would like to extend my sincere thanks to the Executive Board members and committee volunteers for their continued dedication and hard work. Their efforts are vital to keeping Meadow Hill a well-maintained, attractive, and enjoyable place to live. We need more volunteers and will be holding an Open House for Volunteers in May. Please consider attending and see where you could engage and contribute.

Jim Fuda, President

Nominating Committee and Meadow Hill Annual Meeting



Nominating Committee and Meadow Hill Annual Meeting

The Nominating Committee is accepting applications for Unit Owners wishing to serve on the Executive Board. Nomination application forms are available through our property manager, Brian Milano at Imagineers by email request (HOA@Imagineersllc.com). Paper copies are also available at the Clubhouse. Application forms are due **on or before May 18th** by email to Imagineers or by U.S. Mail to Imagineers LLC, 635 Farmington Avenue, Hartford, CT 06105.

The Nominating Committee, comprised of three Executive Board Past Presidents – Ed Litke, Toni Dolan and Luther Weeks, will review all applications. Four seats are open in this election, filling seats held by expiring term members - Brenda Berk and Walter Brownsword, as well as Terry Bogli and Paul Frederick, who both stepped in to fill unexpired terms earlier this year. Please strongly consider giving back to the community by placing your name in nomination.

Imagineers will release candidate profiles for review at the end of the month, in advance of the Meadow Hill Annual Meeting to be held at the Clubhouse on June 9th, where Board members will be elected.

Grounds

Here is a summary of what to expect this spring and summer from our landscape and pesticide contractors as well as MH Maintenance staff. Schedules 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 has been completed.

Mulch - Rake existing mulch away from foundations; install mulch in common areas and around all residential units, where reasonably accessible. Apply only enough for top dressing; 3" only in new areas. 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.

Tree and Shrub Trimming: 3 events per year. First in mid-June to target early blooming bushes; again, after the rhododendrons flower and a third in the fall. Separately, in late spring and fall, shrubs adjacent to



buildings will be trimmed back 12 inches from the structure walls. This is done regardless of the unit's Do Not Touch status.

Spring and Summer Maintenance: Weekly or as-needed mowing and string trimming to include removal of clippings. Bi-weekly mowing of riverfront area. Approximately monthly weeding of foundations, beds, and common areas (weed control and chemicals provided by separate fertilization company).

A separate Fertilization Contractor will provide several spring and summer treatments of lawn areas to include fertilizer, crabgrass control and weed control. Summer treatment will also include grub control. For planting beds, this contractor performs 3 applications of non-selective weed control. Announcements of scheduled fertilization/pest control applications will be sent via email by Imagineers.

Grass seeding of selected common areas will again be done in late summer/early fall. Individual seeding requests from owners will be collected, evaluated, and prioritized based on material and staff availability and may be contingent on the owner's agreement to provide watering throughout the growing period; again, all seeding will be done in late summer/fall.

Remember:

- Please review the rules about what you can and can't do in the areas adjacent to your unit; see section 21 of the Meadow Hill Rules at: meadowhill.net.
- To request a landscaping/planting action in your 4-foot space (such as a shrub removal or approval to plant a shrub or tree), submit a service request through Vantaca or send an email to Imagineers.
- Do not make individual requests or give instructions to landscaping company staff. Their direction comes from their supervisors and/or MH Maintenance staff.
- Yard waste should be deposited in the dump area in the northwest corner of the complex, or behind the end of the stockade fence along Hollister Way South; please do not put it in the regular household trash bins.

Have a great season!

Spring Reminders



Bird Feeders -Meadow Hill Rule 6.16 states that standard bird feeders are not allowed to be placed or remain outside from May 1st to September 30th each year, except for jelly-type oriole feeders, finch thistle feeders and liquid hummingbird feeders. No feeder may be located within 10 feet horizontally or vertically of another unit's open deck.

Community Garden – All requests for any size plot in our community garden must be provided to Darien Covert by **TODAY**. Staff will prepare the garden within a few days thereafter for planting.

Greenhouse Closing – The community greenhouse will close on May 30th for the season. Please have your plants removed by then.

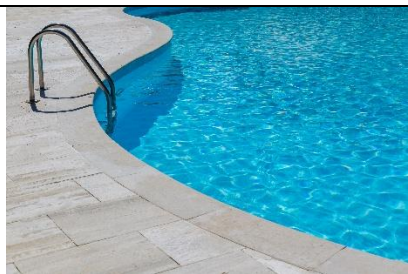
Pool Opening – Weather permitting, our community pool will open on Memorial Day weekend. Please see a reminder on pool rules below.

Annual Meeting - The Meadow Hill Annual Meeting will be held on June 9th at 7:00pm in the Clubhouse for the purpose of electing Executive Board Members and conducting business appropriate for this Bylaws-authorized meeting. Watch for the Imagineers notice on the meeting, Board candidate profiles and voting proxy procedures if you cannot attend in person.

Monthly Socials – Plan to attend the monthly coffee hour on the first Tuesday of the month at 10am and/or the monthly afternoon socials on the third Thursday of the month from 4-6pm in the Clubhouse. Great chance to meet others in the community, talk about common interests and have a bite to eat.

Bears – With bears now out of hibernation, they can find their way to our area. So, beware of the dangers of bears near your unit, the community garden or pathways along the river. Even though social media shows pics or videos of them at birdfeeders, garbage cans and even open doors, try to resist getting that close.

Speaking of the Swimming Pool...



It's also worth a reminder of Meadow Hill Rule 12, regarding our swimming pool and enclosed area:

- Operating hours: 9:00 a.m. through 10:00 p.m.
 - Residents must enter their name, number of guests, and unit number on the pool signup sheet inside the gate.
 - There is no lifeguard on duty. Swimming is permitted at your own risk.
 - Pets are not allowed inside the gate.
- Individuals under the age of eighteen (18) years of age are only permitted to use the swimming pool and enclosed pool area during the following hours daily and weekly: 9:00 am – 1:00 pm and 3:30 pm – 8:00 pm and must be accompanied by a resident unless otherwise authorized by a member of the Executive Board.
 - Diapers and incontinent people are not allowed in the swimming pool unless they are appropriately attired with protective outer garments.
 - Glassware is not allowed within the enclosed pool area. Unbreakable water bottles are allowed.
 - Food and alcoholic beverages are not permitted within the enclosed pool area.
 - Each residential unit may bring up to four (4) guests at a time to the swimming pool and enclosed pool area. For more than four (4) guests, the resident must obtain verbal permission from an Executive Board member. Whenever guests are using the pool or pool area, a resident of the residential unit must be present.
 - Footwear must be worn to the swimming pool and enclosed pool area. Individuals walking to the pool barefooted are not allowed to enter the enclosed pool area.
 - Swimming attire will conform to conventional swimsuits. For example, cut-offs or jeans are not allowed.
 - When not in use, the enclosed pool area shall be locked. The last individual leaving shall be responsible for locking the gate.
 - All swimming pool requirements promulgated by the State of Connecticut and the Town of Glastonbury shall be followed, including: (a.) Any person having any apparent skin disease, sore, inflamed eyes, cough, cold, nasal or ear discharge or any communicable disease shall be prohibited from the use of the swimming pool and enclosed pool area. (b.) Spitting, spouting water, and blowing nose in the swimming pool, etc. are prohibited. (c.) No boisterous activity, diving, or rough play is permitted in the swimming pool or enclosed pool area.
 - Tubes, floats, rubber rafts, inflated objects, etc. are not permitted in the swimming pool or enclosed pool area except those used as therapeutic aids (e.g. noodles)
 - To avoid disturbing other users of the swimming pool, radio volume and other noises must be held to a low level in the swimming pool and enclosed pool area.
 - Violations of pool rules may result in fines and/or exclusion from use of the pool area for up to one year.

Special Hazardous Waste Recycling

Staff members have noticed some folks leaving paint cans in the trash sheds, which is not allowed. Here is the best way to handle them: If empty, you may place them in the regular trash bin. If almost empty, remove the lid and allow the remaining paint to dry up and then place it in the trash bin. And for any cans with more than a little paint, hold onto it and watch for the notice from Imagineers to drop off hazardous waste materials at the barn. The Imagineers flyer will define the types of hazardous waste allowed during the July town collection. If you prefer not to wait for the annual MH collection, local hardware and home improvement centers also accept paint for recycling year-round. Check with them beforehand for recycling drop-off hours and quantity limits. Let's all pitch in to keep this community safe.



Remembering 1980's Fads

OK, at our age there are things we wish we could forget, along with other things that we just can't remember. That's why you turn to The Lark, to help you sort through both. At the risk of dredging up some bad memories, let's revisit some of the fads of the 1980's. Heck, that was only 37-46 years ago. We were all there. Hopefully you'll smile as you think about how you or your family members adopted these fads back then:

Fashion trends of the day: Parachute pants, Preppie clothes, Crimped hair, Leg warmers, Jelly shoes, Shoulder pads, Friendship bracelets, Swatch watches, Big Hair and/or Mullets.

And you can bet that your holiday or birthday gifts for family members included some of these: Garbage Pail Kid cards, Smurf stuff, Trivial Pursuit, Trapper Keepers, Scratch N Sniff stickers and Cabbage Patch dolls.

How many of you can claim that you weren't entertained by: MTV, Hacky Sacks, Mood Rings, Rubik's Cubes, Sony Walkman, Coleco Video Games, PacMan, Skateboards, HipHop music and Breakdancing. Maybe not all of them, but at least one of these lifestyle fads helped you keep up with the Joneses in the 80's. Sorry for any painful memories uncovered.

By Gene Flynn



Book Review: The Correspondent by Virginia Evans



At first, I wasn't sure that a book about correspondence was going to hold my interest but that concern quickly evaporated as I became acquainted with the variety of people that Sybil corresponds with and what each correspondence reveals about her. She has no problem writing to famous people e.g. authors and movie directors, and surprisingly they mostly write back! But the ones that shape the story of her life are the letters to people in her life. This includes her sister-in-law, with whom she has a best-friend relationship even after she

and her brother divorced. And also, with her husband with whom she corresponds after he is diagnosed with cancer. Those reveal much about the torture they endured after one of their children died leading to their estrangement and divorce. She has a long correspondence with a savant son of a friend even taking him in a couple of times to help him during difficult periods. She even corresponds with someone whose father she is responsible for sending to jail - when she clerked for the judge who sentenced him, and when she rejected a plea from the man's wife to advocate for clemency. The son sent her threatening letters over the years and she would write back. Their correspondence helped them both come to terms with what happened. She also has correspondence with a male friend in Texas and even her neighbor - both of whom are fond of her and she of them. There is also a thread where she reaches out to someone with a DNA match. She was adopted as a toddler and she and her long-lost sister correspond. She even spends several weeks with her and her brothers.

I don't feel this book review is a spoiler because I've only revealed some of the people she corresponded with and the real joy in reading this book is not in knowing who she corresponded with but the intimacy of the individual exchanges and what each tells you about her.

The correspondent in the book always ends her letters by asking what her friends have been reading and what they might recommend. So, I end this review by asking you - what have you been reading and what would you recommend? Meadow Hill is full of avid readers and I'm sure they would welcome your suggestions for a good read. What have you read that has left you informed or inspired? To share your thoughts and recommendations, text Gene Flynn at 860-212-7347 to submit a short book review and we'll include it in the next LARK issue - just in time for the summer reading season.

By Denise Weeks

PS: The Meadow Hill Book Club meets on the first Tuesday of each month at 1pm in the clubhouse conference room. See Resident Notes for upcoming book selections.

The Yin and Yang of it all



In past issues of the Lark, we have talked about the need to make our lives simpler and less burdensome as we age. A great way to start is to rid ourselves of the once useful and wanted things we have collected over the years. It is currently a fact that our children and their generation have little interest in our hand-me-downs. What are we waiting for - ask them now if there is anything they may like. If the answer is yes – let them enjoy those items now!

Feng Shui, the Chinese philosophy of energy flow, promotes routinely cleansing your space is vital to good energy flow (Qi) and balance in your space (Yin – Yang). When you open your closet door and see it filled with clutter – it creates a mental burden on you ... the clutter “weighs” on you. I often open that door and then shut it again quickly as it seems too big a burden to tackle. I now give myself permission to open the door and only commit to cleaning one shelf. I often do more than that, but knowing I’ve only committed to a smaller job, makes it palatable.

Too much to do alone? There are companies that come to your home and help you clear the clutter. You sit in a chair and say yes or no to each item, and they will get rid of them. This includes taking items to charitable organizations, churches, or a trip to the town transfer station. We did this when moving my parents from their home and it was a godsend. There is a fee, but it was less than we thought and regardless, it was worth having them haul it away and getting the home ready for sale. The cost was minimal compared to the cost of our time and mental health.

Time to get started? How about that medicine cabinet/ Get rid of expired meds or meds you no longer take. To properly dispose of them is a lot easier than you may think. Glastonbury Police Department – (most of us drive by daily) – has a prescription drop off box in the main lobby. Simply walk in the front door, look to your right and see the green drop-off box. Deposit your meds – it’s as easy as mailing a letter! Just remember to either remove identifying information from the bottle – or use the markers at the drop box to black-out your info.

Spring is time to clear your clutter and take the weight off your mind!

By Bonnie Brooks

Key Dates



May

5 Coffee Hour
5 Book Club
6 Board Planning Meeting
10 Mother’s Day
12 Special Unit Owner Meeting/Vote
20 Board Meeting
21 Social Hour

June

2 Coffee Hour
2 Book Club
3 Board Planning Meeting
9 Annual Meeting
17 Board Meeting
21 Social Hour

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](#).



MEADOW HILL RESIDENT NOTES

Condolences – Over the past few months, we bid farewell to two esteemed members of our community. We express our sincere sympathy to the family and friends of Joan Palatine and recent former resident, Betsy Raycroft.

Welcome New Residents – Lots to cover here: We welcome Veronica and Roy South in Unit 93 to our Meadow Hill community. You can reach them on 203-232-2683. Also, we are pleased to welcome Laurie and Roger Arnold in Unit 84. You can reach them on 203-631-7413. And finally, a big hello to Mimi Lodge, who is the new owner of Unit 32 and can be reached on 860-906-9791. Of course, you can also stop by to introduce yourself! More closings happening, so watch for more newcomers to this vibrant community.

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

May – [Orphan Train](#) by Christine Kline

June – On [Earth We're Briefly Gorgeous](#) by Ocean Vuong

July – [The Correspondent](#) by Virginia Evans

Needleworkers Group Meetings

The needleworkers group will not meet in the summer but reconstitute as a Crafter's group in the fall to include other crafts in addition to needle crafts. Watch for more information in the July/August LARK.

Join our Facebook Group at Meadow Hill GburyCT

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, Chris Keating, Luther Weeks, Jim Fuda, Board Liaison.

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

Capital Improvements Committee - Frank Cisz, Chairman, Gene Flynn

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

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

Nominations – Ed Litke, Toni Dolan, Luther Weeks, Jim Fuda Board Liaison.

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 and Paul Frederick.

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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

May 20 & June 17
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