

THE LARK

July-August 2026 LARK

Meadowhill.net



Exciting Improvements Coming to Meadow Hill



Residents of Meadow Hill will soon see a major investment in the community as a comprehensive roofing improvement project gets underway this summer. Turner Home Improvement Contractors, LLC has been contracted to replace all remaining roofs, skylights, and gutters throughout the community, helping to protect homes, improve curb appeal, and enhance long-term property value.

Construction is scheduled to begin on July 6, 2026, starting with Unit 334. Work will be completed in phases, beginning with the red buildings, followed by the brown buildings, and finally the gray buildings; garages are included in this work. Once roofing work is completed on each building, new gutters and downspouts will be installed. The project is anticipated to reach completion by December 2026, weather permitting.

Residents should expect to see construction crews, equipment, and material deliveries moving throughout the property over the coming months as work progresses across the community. Homeowners will receive advance notice before work begins on their building, including a phone call approximately four to five days prior to the scheduled start date and a reminder notice posted by the onsite foreman before construction begins.

Work will generally take place between 7:00 AM and 6:00 PM, Monday through Friday. As with any roofing project, residents may experience periods of increased noise and vibration while work is underway. Homeowners are encouraged to remove or secure pictures, mirrors, and other fragile wall-mounted items before construction begins on their building.

To help ensure the safety of residents and construction crews, vehicles should be removed from garages and nearby parking spaces before work starts each day. Residents are also encouraged to move patio furniture, potted plants, decorations, and other personal belongings away from active work areas. During construction, decks should remain clear and should not be used until all work is complete.

Existing skylights will be replaced with new skylights of the same size as part of the roofing project to meet the requirements of the shingle warranty. The cost of skylight replacement is the responsibility of the unit owner. Homeowners who wish to explore alternative skylight options, including upgraded models, are encouraged to contact the project team for additional information and pricing.

Homeowners also have the option to eliminate an existing skylight. The cost to remove a skylight, frame in the opening, and roof over the area is the responsibility of the unit owner. Please contact the project team for current pricing and additional details.

Existing heating cables will be inspected during the roofing project. Cables found to be in good condition may be reinstalled or disposed of at the homeowner's request at no additional charge. Cables that are no longer serviceable will not be reused. If replacement heating cables are desired, a quote can be provided for the additional work.

All awnings will be inspected prior to the start of work to determine whether any modifications or protective measures are required. Any necessary accommodations will be addressed on a case-by-case basis.

Throughout the project, Turner Home Improvement will coordinate all required permits and inspections, working closely with the Association and property management team to ensure the project progresses smoothly. Dedicated onsite supervision and regular homeowner communication will help keep residents informed every step of the way.

The Meadow Hill Board and Turner Home Improvement appreciate the cooperation and patience of all residents during construction. These improvements represent an important investment in the future of the community, and we look forward to delivering a finished project that will benefit Meadow Hill for years to come.

Questions about the project?

Turner Home Improvement Contractors: **Jeremy, 860-780-8335**

Meadow Hill: **Frank Cisz, 203-494-2636**

By Sienna Roper, Senior Projects Coordinator

Turner Home Improvement Contractors, LLC

President's Announcement: Annual Election Results



I'm pleased to announce that Brenda Berk and Walter Brownsword were re-elected to three-year terms at the Annual Election on June 9th. Their commitment to serve an additional term will provide continuity to the Board and demonstrate the spirit of engagement, which is so critical to building the Meadow Hill community.

In accordance with our By-laws, at the Board meeting following the Annual Election, the Board elected officers for 2026 to 2027:

- Jim Fuda, President
- Deb Wellington, Vice President
- Brenda Berk, Treasurer
- Donna Whalen, Secretary

Walter Brownsword will continue to serve as a Director, rounding out the five-member Executive Board for 2026- 2027.

The Board desires to fulfill our By-Laws, which allow for a full Board of seven members, and will seek candidates to fill the two vacant seats.

On behalf of the Board, we extend our appreciation to Paul Frederick and Terry Bogli for their service and time on the Board. Both have chosen to continue to volunteer at Meadow Hill, which we welcome and are grateful for. Thank you both for your friendship and partnership during your time served.

Jim Fuda, President

STOP!

The traffic safety improvements approved by the Board of Directors will be installed in the upcoming months. The first change will be the addition of two stop signs at the circle at Hollister Way North and South.

Following that, three speed tables will be installed to reduce speeds and protect pedestrians. The locations of these speed tables will be one on Hollister Way West, one on Hollister Way North, and one on Hollister Way South.

These traffic enhancements are reminders for all of us to be mindful of safety and to slow down. Please remain aware, drive cautiously, and do your part to help protect our neighbors.



Tracking Down A Costly Water Leak



As many residents are aware, Meadow Hill has been experiencing an unusual increase in water consumption. Between January and May 2026, community water usage increased by approximately **1,837 CCF**, which equates to approximately **1.37 million gallons of water**.

Since identifying this issue, the Board and Maintenance Team have been working diligently to locate the source of the excess usage. To date, Maintenance has inspected sewer lines, storm drainage systems, irrigation infrastructure, and areas surrounding our fire hydrants. No unusual conditions or evidence of significant water loss have been found in these locations.

In addition, 130 unit-owners were asked to perform simple toilet leak tests within their homes. A small number of leaking toilets were identified and repaired by our Maintenance Team. We appreciate the cooperation of those who have responded. We are still awaiting test results from approximately 15 unit owners and encourage those residents to complete and report their results as soon as possible.

One particularly concerning finding has emerged from our ongoing monitoring efforts. Water usage records show that between **11:00 PM and 5:00 AM**, when community water demand should be at its lowest, consumption continues at a rate of approximately **80 to 100 gallons every 15 minutes**. This persistent overnight flow strongly suggests the possibility of an underground water leak somewhere within the Meadow Hill distribution system. However, we cannot rule out running toilets or dripping faucets or shower heads. Please, check to make sure you don't have any dripping faucets or leaks under sinks or anywhere else.

To assist in identifying the source of the excessive water usage, a water utility contractor was on site during the week of June 9 to replace and upgrade several gate valves that control water service to groups of buildings throughout Meadow Hill. These improvements will enable us to work with the Metropolitan District (MDC) to systematically isolate sections of the community and monitor water consumption. By comparing usage in individual areas, we hope to narrow the search area, identify the source of the water loss, and proceed with any necessary repairs.

We appreciate everyone's patience and cooperation as we work to identify and correct this issue. Additional updates will be provided as new information becomes available.

Deb Wellington

Maintenance Reminder: Yard Waste

With yardwork and gardening season in full swing, please remember to properly dispose of plant and yard waste. Yard waste should not be put into the green bins with regular trash. Instead, please use either of the two dump areas (behind the fence at the southwest corner of the campus; and the gated dump area near the Maintenance barn). Keep in mind, these areas are for discarding plant matter only. No plastic or other materials should be discarded here. When using the gated dump area, place your waste materials at the rear of the area; don't pile it right behind the gate. Thanks.



Summer Amenities Reminders



With summer in full swing, our pool and tennis/pickleball courts are seeing plenty of activity. While guests of residents are welcome to use these amenities, please remember that any guests must be accompanied by a resident of the residential unit. Thanks for your cooperation.

Remember, if you are the last one to leave the pool area, you MUST lock the gate. Failure to do so represents a serious safety, liability and legal issue. If you don't have a key, contact Darien.

2026 Is Dryer Vent Cleaning Year

In keeping with the Meadow Hill schedule for performing regular maintenance on high-risk items, all units must have their dryer vents professionally cleaned in calendar year 2026. There are several reasons for placing a priority on keeping our dryer vents properly cleaned:



- Lint is highly flammable; failure to clean dryer vents causes thousands of structure fires each year.
- Clogged vents cause your dryer to work harder and run longer; proper cleaning saves money and energy.
- Clogged vents can prevent carbon monoxide from safely escaping outside, increasing the risk of forcing it into your home.
- Increased heat and longer run times caused by poor air flow can reduce the life of your dryer and cause clothing to deteriorate faster.
- Condo association insurers may offer more favorable rates.

The Board identified a vendor that will provide preferred pricing for cleaning dryer vents and sent a mailer out at the end of June. Residents can choose their own vendor and are not required to use the vendor suggested. So have your dryer vents cleaned before the end of the year and send a copy of your receipt to Imagineers.

Selling Safely



You want to sell the old side table collecting dust – but don't want strangers in your home? No worries – Glastonbury Police Department has you covered. Instead of a buyer coming to your home, you can meet them in the parking lot of the Glastonbury Police Department. There are two parking spaces designated just for safe exchanges, and they are monitored by GPD. Doesn't get much easier – or safer than that!

Bonnie Brooks

Community Connect – Why it's Important for YOU

The Glastonbury Fire Department has a new platform called Community Connect to improve Glastonbury's emergency preparedness and its ability to respond quickly to residents and businesses. Here's why it's important for each of us:

By securely sharing your household information with Glastonbury's Fire Department, firefighters will have details such as special needs, how many live in your household, pets, property access and emergency contacts. This information is critical during time-sensitive emergencies. Think about how vital it will be if they know how to access your condo, how to find you and your pets and call your emergency contacts.



Providing this information is safe and secure with authorized personnel able to access it only during an emergency. You provide as much or as little information as you are comfortable. It only takes minutes to register for this life-saving program. You can find more information and register at: <https://www.communityconnect.io/info/ct-glastonbury>

P.S. Don't forget to keep your File for Life cards updated and posted on your refrigerator. It's the first thing emergency personnel look for during an emergency. These were given to residents several years ago and new residents receive them in their welcome kits. If you need more, you can contact or visit the Glastonbury Emergency Services located in the blue building behind the police station. You may also contact them at 860-633-6554.

Bonnie Brooks

MH Happenings

Derby Day Partiers



Derby Day Hat Contestants



Derby Day Partiers



June Meet and Greet



Derby Day Partiers



Thanks to Donna Whalen and the Social Committee for 2 fun events.

Racing fans (and hats) turned out for the Kentucky Derby party.

A good crowd enjoyed fine weather and good company at the June Meet and Greet.

And we've all enjoyed the clubhouse updates.

Thanks to Terry and Lee Bogli for the new rug and coffee table!

June Meet and Greet



June Meet and Greet



Clubhouse Renovations



Clubhouse Renovations



Clubhouse Renovations



Pickleball Is Secretly a Longevity Cheat Code



Think about what happens during a normal pickleball session:

- You move constantly without realizing it.
- Your heart rate stays elevated.
- You react, balance, sprint, rotate, and recover.
- Your brain stays engaged.
- You laugh.
- You socialize.
- You compete.
- You connect.

That's not "exercise." That's a full-body anti-aging protocol disguised as rec sports. And unlike forcing yourself onto a treadmill, pickleball has one massive advantage: You actually WANT to do it again tomorrow. That matters more than almost anything. Because the best workout for longevity isn't the most optimized one. It's the one you'll still be doing 15 years from now.

Note: Any Meadow Hill resident or friend interested in a free Pickleball lesson can contact Robyn Castano, IPTPA trained coach for beginners. 860-797-7945 text or call . By Robin Costano

Book Club News

The book club is shifting from fiction to non-fiction and historical fiction in the upcoming months.

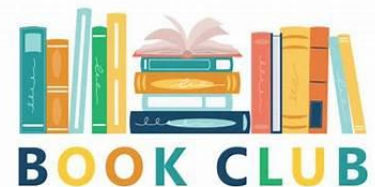
We start in **August** with [The Anxious Generation: How the Great Rewiring of Childhood Caused an Epidemic of Mental Illness](#), by Jonathan Haidt. It's about the impact of cell phones on children's play and the rise of mental illness among young people.

In **September** we switch to historical fiction with [The Rose Code](#) by Kate Quinn, a story about the British women who helped crack the German spy codes and win WWII.

In **October** we'll be reading [The Secret Wife of Aaron Burr](#) by Susan Holloway Scott, the story of Mary Emmons, and the place she held in the life—and the heart—of the notorious Aaron Burr.

Click on any book title above, or in the resident notes section, to see a short write up on what each book is about.

By Denise Weeks



Key Dates



July

- 1 – Board Planning Mtg
- 4 – Independence Day
- 7 – Coffee Hour
- 7 – Book Club
- 7 – World Chocolate Day
- 14 – Household Hazardous Waste Drop-off
- 15 – Board Meeting
- 16 – Social Hour

August

- 4 – Coffee Hour
- 4 – Book Club
- 4 – US Coast Guard Day
- 5 – Board Planning Mtg
- 19 – Board Meeting
- 20 – 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](#).



Household Hazardous Waste Day

Meadow Hill will hold a Household Hazardous Waste Disposal Day for residents in July.

This is an opportunity to safely get rid of all the toxic materials lying around the home or garage.

Items must be left at the Maintenance Barn on July 14. No items will be accepted after that date.

For full details and a list of accepted items, see the flyer below.

HOUSEHOLD HAZARDOUS WASTE

Announcing Meadow Hill - 2026 Program



Safely dispose of your eligible household waste. Bring them (in a box if you have one) to the Maintenance Barn on Tuesday, July 14.

Aerosol cans
Brake Fluid
Chemical Paint
Strippers
Cleaning Fluids
Compact Florescent
Lightbulbs
Degreasers
Fertilizers
Flammable Liquids
Flea Powder, Dips &
Sprays
Florescent Bulbs
Fungicides
Hair Dye & Spray
Hearing Aid Batteries

Herbicides
Household smoke/CO2
detectors
Household type Fire
Extinguishers
Kerosene
Latex Paint
Lead Paint
Oil Based Paint
Road Flares Only (no
marine flares)
Muriatic Acid
Paint/ Paint Removers
Paint Thinners
Pesticides
Photography Chemicals

Poisons
Polishes
Propane Cylinders/
Canisters (1 lb.)
Rechargeable Batteries
Lithium
Lithium Ion
Nickel Cadmium
Nickel Metal Hydroxide
Rodent Killers
Slug Baits
Stains
Transmission/Automotive
Fluids
Wood Preservatives

Do Not Bring:

Gas, Antifreeze
Large Quantities of Unknown Materials
Biomedical Wastes
Unknown Gas Cylinders

Industrial / Commercial Gas Cylinders of all
types; BB Gas Grill Cylinders (20 lbs)

MEADOW HILL RESIDENT NOTES

Condolences – Condolences to the families of MH residents who have passed away recently: Phyllis Draghi, unit 139, Mark Pawshuk, unit 76, and Bill Driscoll, unit 135.

Welcome New Residents – Welcome new resident Kay Hill in unit 159. Her phone number is 860-978-0210.

Bridge Anyone? We have a couple of small groups playing bridge here at Meadow Hill. Any more out there who might want to join us? Contact Suz at 860-770-3249 or Jane at 860-841-9744

Book Club Selections

August: [The Anxious Generation: How the Great Rewiring of Childhood Caused an Epidemic of Mental Illness](#), by Jonathan Haidt

September: [The Rose Code](#) by Kate Quinn

October: [The Secret Wife of Aaron Burr](#) by Susan Holloway Scott

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 - Jim Fuda, Board Liaison, Frank Cisz, Chairman, Gene Flynn, Ed Litke, Paul Frederick, Joan Wentworth.

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, Kathy McCarthy-Proulx.

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

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

MANAGEMENT COMPANY

IMAGINEERS, LLC
635 Farmington Ave.
Hartford, CT 06105

Property Manager: Brian Milano
860-768-3303

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

BOARD OF DIRECTORS

PRESIDENT
Jim Fuda
860-729-0354

VICE PRESIDENT
Deb Wellington
860-306-4502

SECRETARY
Donna Whalen
413-429-6323

TREASURER
Brenda Berk
860-463-8262

DIRECTOR
Walter Brownsword
860-633-0207

DIRECTOR
Vacant

DIRECTOR
Vacant

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; Board planning meetings are on the first Wednesday at 10:00AM.

July 15 & August 19
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