THE LARK

November-December 2026 LARK

Meadowhill.net





There's A Lot Going On At Meadow Hill!



Throughout our community, exciting projects are moving forward, important issues are being addressed, and residents are stepping up to help make Meadow Hill an even better place to live. This edition of *The Lark* highlights many of these activities, and I want to thank all our contributing authors for keeping everyone informed. Their updates reflect the enthusiasm, dedication, and teamwork that make our community special.

Budget Season Is Upon Us



The Board is actively preparing for our **Annual Budget Meeting on December 8**. This includes identifying and prioritizing projects, evaluating operating expenses, and developing a responsible budget that balances the needs of our community with the importance of managing costs.

Speaking of HOA fees, be sure to read the article **"What's in Your HOA Fee?"** It explains the services and amenities supported by our fees and compares Meadow Hill with other condominium communities in Glastonbury. The comparison demonstrates the value our residents receive through the extensive amenities, maintenance services, and other benefits included in our HOA fees.

Progress on Water Charges and Insurance Savings

Our efforts to resolve the water billing issues with the Metropolitan District Commission (MDC) continue. **Deb Wellington has been tenacious** in pursuing answers and a fair resolution. We appreciate her persistence and hope to report favorable news at our next Board meeting.

We also recently received some welcome financial news! Our review of the Association's workers' compensation insurance resulted in **credits totaling more than $9,000** for overcharges during the past two years. This is a meaningful recovery of Association funds and another example of the importance of carefully reviewing our expenses.

Roofing Project Nears Completion

By the time you read this, the major work on our roofing project should be completed, with remaining punch-list items, cleanup, and final financial reconciliation being addressed.

Even better, the project was completed **ahead of schedule!** Special thanks and congratulations go to Turner Construction, Becht Engineering, and our Capital Improvements Committee, led by Frank Cisz, for their outstanding efforts. Their coordination, professionalism, and regular communication helped make this major undertaking a success while minimizing disruption to residents.



Improving Traffic and Pedestrian Safety

The Traffic Committee has completed its recommendations to address speeding and improve pedestrian safety throughout Meadow Hill.

The improvements include the installation of **three speed tables**, one each on Hollister Way South, Hollister Way North, and Hollister Way West, along with additional stop signs at the traffic circle connecting Hollister Way North and Hollister Way South.

These improvements represent an important investment in promoting slower speeds and making our roads safer for pedestrians and drivers. Thank you to the committee members **Jim Fuda, Brenda Berk, and Paul Frederick** for their thoughtful work and recommendations.

Volunteers Addressing Important Community Issues

Several groups of dedicated residents are working on issues that directly affect our quality of life.

Our **Smoking Policy Committee led by Peter Rothfarb** continues its efforts to develop recommendations that address concerns about smoke intrusion while recognizing the responsibilities and interests of all residents.

Another volunteer group has been working to increase awareness of **sewer and drain maintenance** and how residents can help prevent costly clogs and backups. An informational flyer **distributed by Laurie Arnold** in early October provided practical reminders about what can—and cannot—go down our drains. These simple precautions can make a significant difference in protecting our aging sewer infrastructure and avoiding unnecessary expenses.

A Thoughtful Addition to Our Landscape

A special thank-you goes to **Leslie Bernstein** of Unit 108 for the generous donation of a dogwood tree, now planted on Hollister Way South. It's a beautiful addition to our landscape and a thoughtful contribution that will be enjoyed by residents for years to come.



Keeping the Momentum Going

As you can see, **there really is a lot going on at Meadow Hill!** From financial stewardship and major capital improvements to safety initiatives, landscape enhancements, and community policies, much is being accomplished.

What is especially encouraging is the number of residents willing to volunteer their time, share their expertise, and work together for the benefit of our community. Their involvement, along with the efforts of our Board, committees, and staff, is what keeps Meadow Hill moving forward. **Thank you to everyone!**

Jim Fuda, President

What's In Your HOA Fee



Understanding the Value of Living at Meadow Hill

Have you ever wondered, "What am I getting for my HOA fee?" I know I have! It's a fair question, and the answer goes beyond simply maintaining our buildings and grounds.

Our monthly HOA fees support the services, amenities, and upkeep that make Meadow Hill such a special place to call home.

Where Does Your HOA Fee Go?

- **Property care:** Landscaping, snow removal, trash collection, and maintenance of common areas.
- **Utilities and infrastructure:** Water, sewer, roads, and shared facilities.
- **Amenities:** Our clubhouse, swimming pool, fitness facilities, tennis and pickleball courts, community garden, and walking trails.
- **Operations:** Association insurance, professional management, and our on-site maintenance staff.
- **Future needs:** Reserve funding for major repairs/replacements and plans for funding those future projects.

Together, insurance, maintenance staffing, and reserve funding account for approximately **49% of Meadow Hill's annual budget**.

The Value of Our On-Site Maintenance Team

One feature that sets Meadow Hill apart is our dedicated on-site maintenance staff. Having employees who know our property allows us to respond promptly to problems, perform preventive maintenance, and manage priorities efficiently. While many condominium communities rely primarily on outside contractors, our staff provides personal service, continuity, and attention to the property that we all value.

Why Do HOA Fees Increase?

Like our household budgets, Meadow Hill's operating expenses are affected by inflation: labor, insurance, materials, utilities, and repairs continue to increase in cost. Even when services remain unchanged, it can cost more each year to maintain the same standards. Planning for future repairs and replacements is just as important as protecting our community.

How Do We Compare?

When comparing HOA fees across other Glastonbury condominium communities, it's important to look beyond the monthly payment and consider what's included. Meadow Hill's fees are generally competitive with several nearby communities, especially given our extensive amenities and on-site maintenance staff.

Community	*Monthly HOA* Fees (2026)
Meadow Hill	$437–$750
South Mill Village	About $748
Willow Green	$553–$650
Surrey Hill I/II	$460–$565
Springbrook Village	$349–$522

More Than Just An HOA Fee

Of course, there's more to Meadow Hill than its services and amenities. We enjoy beautiful grounds, scenic views of the Connecticut River, and a charming village setting that makes our community unique. Our HOA fee represents an ongoing investment in maintaining that quality of life, protecting our property values, and preserving the place we're proud to call home.

So, the next time we ask, "What's in my HOA fee?" I hope we'll see not just the expense, but also the value it brings to our community.

By Jim Fuda, President

A Thoughtful Approach to Meadow Hill's 2027 Budget



As Meadow Hill's treasurer, I am currently working with the Board to develop our 2027 budget. This process requires us to balance the association's financial responsibilities with the very real impact that rising costs have had on every household.

Over the past four years, Meadow Hill homeowners have faced **three assessments**, along with a **50% increase in condominium fees**. These contributions have supported necessary work and helped protect our community and property values. At the same time, we recognize that the pace of these increases has placed a significant burden on residents.

For that reason, 2027 may be an appropriate year to pause, if our financial position allows. Rather than immediately beginning another round of major projects, we should consider giving everyone an opportunity to catch their breath while we continue to meet essential operating expenses, maintain appropriate reserves, and address urgent needs.

This does not mean postponing necessary maintenance or ignoring our long-term obligations. It means carefully distinguishing between work that must be done now and projects that can responsibly wait. Any decision must also take into account updated cost estimates, reserve requirements, inflation, insurance, utilities, and other expenses that affect the association.

The goal in preparing the 2027 budget is to pursue **stability, transparency, and responsible planning**. After several demanding years, I believe we owe it to the community to explore whether we can provide a period of financial relief before moving into the next phase of larger projects.

The Board will review the numbers carefully before making its final decisions. We remain committed to protecting Meadow Hill's financial health while being mindful of what homeowners have already contributed.

By Brenda Berk, Treasurer

Keeping An Eye On Water Costs



A good example of our Board at work on our behalf: Meadow Hill's Treasurer, Brenda Berk, identified a significant increase in water usage during the first five months of 2026, resulting in approximately $8,500 in additional water charges compared with the prior year.

Brenda's findings prompted an extensive investigation led by Board member Deb Wellington, working with Maintenance, MDC, and outside resources to determine whether the increase resulted from leaks or a metering problem.

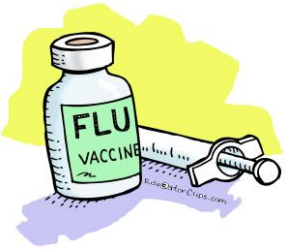
In May, MDC replaced Meadow Hill's water meter, after which recorded consumption dropped significantly (36%) and has remained at more normal levels. Although MDC maintains that the original meter was functioning properly, questions remain about the cause of the unusually high readings.

Following months of analysis and discussions, MDC issued Meadow Hill a partial credit of approximately $2,340. The Board continues to pursue a more satisfactory resolution, including presenting its findings to MDC's Board of Commissioners in November.

Regardless of the final outcome, Brenda and Deb deserve our appreciation for their diligence and commitment to protecting Meadow Hill's financial interests.

By Mike Proulx, Lark Editor

Vaccine Day Is A Success



On October 1, a vaccine clinic was held for Meadow Hill residents at the clubhouse. Staff members from Oak Street Stop & Shop were on hand to administer COVID and Flu shots. According to pharmacist Brent Stanton, they administered a total of 41 vaccines to 24 different residents across Meadow Hill, which included three in-home visits. In a note to Jim Fuda, Brent said, "Thank you for having us and I am already looking forward to visiting again next year. Everything went smoothly and I wanted to extend a special thank you to you and Donna for your assistance during the event. "

Let's add our thanks to Brent and the other Stop & Shop staff, as well as Jim and Donna, for organizing and executing this important effort to keep our MH residents healthy this season!

A Costly Lesson in Sewer Care: Why That Flyer Really Matters



We've all recently received the community flyer listing what not to flush down our toilets or pour down our drains. It is easy to look at that list and assume our households aren't part of the problem. Last month, I experienced a sudden, messy sewer line backup in my home. To fix it, a plumbing crew had to come out and mechanically "chain" the pipes to scrape clear a severe blockage.

The final bill for this single incident came out to over $1,600. It turns out this wasn't even something my household did, it was a buildup I inherited from previous owners when I moved here. Over time, debris accumulates in our plumbing infrastructure, making it a critical defense for all of us to be mindful of what goes down our drains today.

Plumbing repairs are incredibly expensive, and in a close-knit community like ours, our pipes connect us. Every preventable backup is a waste of resources that could be better used elsewhere. Please take a moment to review the sewer care flyer we recently received. If you need another copy, let us know. Keeping our pipes clear prevents messy household disasters and protects our community from these staggering, unnecessary costs!

The Big Four to Avoid:

- **"Flushable" Wipes:** They do not break down like toilet paper and act like a net catching debris in the main lines.
- **Fats, Oils, and Grease (FOG):** They coat the inside of pipes and harden like concrete.
- **Paper Towels & Tissues:** These are designed to absorb water and stay intact, not dissolve. Note: One-ply toilet tissue is the most pipe-friendly! Consider switching!
- **Medications:** Always dispose of these safely; never flush them down the toilet.

Let's protect our community and our shared spaces by keeping these items out of our drains!

By Laurie Arnold, MH Resident

Nobody Wants This



Wait, what? We DO want this and here's how to get it.

Don't think you qualify for any of the many state and federal programs available to assist with a variety of needs? You may be in for a surprise…

Qualifications for these programs are all different, so not qualifying for one may not preclude you from qualifying for another. Let's look at help with home heating.

Through the Connecticut Energy Assistance Program (CEAP), the qualifying income for the 2026-2027 heating season for a 1-person household is $48,714. For a 2-person household the qualifying limit is $63,703. You may also qualify if you receive disability or Veteran's benefits. Why not find out more?

For Information and an easy online application go to: https://portal.ct.gov/heatinghelp. Applications for the program are accepted September 1 through May 31.

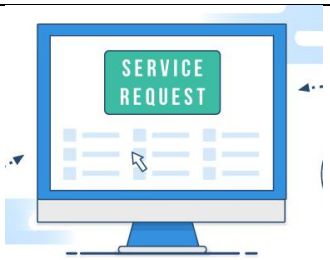
You may also contact the Glastonbury Riverfront Community Center (RCC) at (860) 652-7638. Ask to speak with a Social Services representative who can provide more information about CEAP and assist with submitting an application. They can also help with:

Advocacy	Energy/fuel assistance
Evictions/Ejectments	Financial assistance
Food assistance	Home health care
Housing options	Medicare/Medicaid
Transportation	

We are very fortunate to live in a state and a town that provides so much help to people of all ages and income levels – why not utilize what is available to you. Everybody wants that!

By Bonnie Brooks, MH Resident

How (And Why) To Create A Service Request



Meadow Hill's on-site Maintenance staff perform regular maintenance tasks to ensure that common areas, facilities, and amenities are kept in good condition. This includes cleaning, painting, landscaping, and minor repairs to preserve the appearance and functionality of the property.

In addition, Unit Owners can submit a request through Vantaca for maintenance to their unit such as:

- Power washing of unit exterior
- Removal of dead/dying bushes or trees
- Removal of bees, outside
- Clearing gutters of debris
- Tightening downspouts or gutters
- Repair of exterior siding
- Problems affecting common areas, such as problems with stairs or walkways; drainage issues; low-hanging branches; bee/wasp nests in common areas, etc.

When requesting maintenance, **unit owners should not contact Maintenance directly.** For most non-emergency needs, the unit owner should submit a Service Request through Vantaca, the online portal used by Imagineers to communicate with unit owners. Vantaca can be accessed through the Meadow Hill website (https://www.meadowhill.net) or directly at: https://home.imagineersllc.com.

To submit a Service Request, log into your Vantaca account (if you do not have a username and password for your account, contact Imagineers for help in setting one up). Once you have logged in to your dashboard:

- Click the menu in the upper left-hand corner (looks like three horizontal lines)
- Click Requests
- Click New Request
- Click Service Request
- Scroll down and click on the Service Request Form
- Fill in the required fields and click the Submit Form button

If you don't have access to the internet, you can contact Imagineers at 860-768-3300 for help in creating your Service Request. Using the Service Request process is important because it allows Maintenance to prioritize and group tasks for greater efficiency, manage and track progress, and report status of the many requests they receive. Thanks for your cooperation.

Winter Maintenance Reminders



As winter approaches, please keep in mind:

- Fireplaces may not be used to burn wood or other combustible materials
- Users of the greenhouse next to the barn are responsible for maintaining it in a neat, clean and orderly manner. Up to FIVE plants (per household) are to be labeled with the owner's name and watered/cared for by the owner/designated person. Plants infected with diseases are to be removed. And please refill the watering container after your use.
- For those who get away during the winter months (Nov.1 to Apr.1) and leave the unit vacant, the unit owner is responsible to: Maintain heat at no less than 55 degrees; ensure the unit is winterized and water is shut off at the main; arrange for regular inspections at least every two weeks; inform Darien Covert of extended absences.
- 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. Also, when snow or ice is on the ground or expected, no door mats may be left on the sidewalks, stoops or steps at any exterior door.

Unit owners are advised to review the full text of the Rules available at the Meadow Hill homepage or through your Vantaca account.

Holiday Gifts for Maintenance Staff



As we plan our holiday gifting, it's a good time to consider recognizing Darien Covert and Mike Curtis for their efforts this year. If you would like to recognize Mike and Darien with a gift of gratitude, you can do so by dropping your gift at their office next to the barn.

Reflection On A Winter's Day



Gently falling flakes of white
Shimmering in the dark of night
Coating the Earth with a canvas of snow
Just till morning as we all know
Icicles forming on roof and trim
With shapes and sizes thick and thin
Sleighs and skates will soon appear
On slippery ponds, both far and near
With echoes of laughter filling the air
As stars start popping in the early night sky
We make our way home for supper and pie
Gathering round the fireplace glow
With whispers of bedtime
I know, I know
Hush! Hush! I say
Just need another moment to paint this winter's day
On my mind's cherished canvas
Where this memory shall stay!
By Doreen Kelly, MH Resident

Renewed Energy for Meadow Hill's Grounds Committee



We are excited to announce the reestablishment of Meadow Hill's Grounds Committee! With enthusiasm and a shared commitment to our community, the new volunteers are developing plans and setting priorities for the coming year and beyond.

The committee is building on the valuable work of Mike Proulx and his team, whose efforts helped shape the attractive surroundings we enjoy today. We thank them for their dedication and the foundation they established for future improvements.

The new committee members are Roni Rottner, Martha Pac, Joan Wentworth, Dave Fillion, Daren Hill, Harris Berloe, and Barbara Knickerbocker. This enthusiastic group is exploring opportunities to care for and improve our grounds, with a focus on thoughtful, sustainable recommendations for the Board of Directors to consider.

Our grounds are an important investment in Meadow Hill. Attractive, well-maintained landscapes enhance our property values, strengthen pride in our community, and contribute to the quality of life that makes Meadow Hill a special place to call home.

More volunteers are welcome! Whether you enjoy gardening, have ideas for improvements, or simply want to lend a hand, your participation can make a difference. Manual labor is not required of volunteers. Please consider joining the Grounds Committee as we work together to care for the community, we call home.

By Jim Fuda, President

Key Dates



November

1 - Daylight Saving Time Ends
3 - Coffee Hour,10 am
3 - Book Club 1:00 pm
3 - Election Day
11 - Veterans Day
18 – Board Mtg,10 am
19 – Social Hour, 4 pm
26 - Thanksgiving

December

1 - Coffee Hour, 10 am
1 - Book Club,1 pm
4 – Hanukkah Begins
5 - **Holiday Party, Details to come**
8 - Annual Budget Meeting
16 – Board Mtg,10 am
17 - Social Hour, 4 pm
25 – Christmas
31 – New Year's Eve

Holiday Party

Hold the date: Meadow Hill's holiday party will be Dec 5. Look for details soon.

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.**



Upcoming programs at Senior Center

The Glastonbury Senior Center offers a variety of programs, events and services. A few being offered in the upcoming months include

Stop the Bleed with Trinity Health – Many of us are on blood thinners as we age and that puts us at increased risk of excessive bleeding should we experience a severe cut. This workshop will train participants in how to stop the bleeding if you or someone you know suffers a laceration.

I-phone Tips and Tricks – Learn more of what that handy little computer we call a phone can do for you.

Both programs are free. To learn more about these and the many other programs offered at the community center, please click on the link to the Sharing Tree.

Welcome New Residents

The community welcomes Vickie and Mike Cunningham in Unit 81. Stop by and say hello or call them on 207-441-2814 to show the welcoming spirit we have here at Meadow Hill. Also new to our community are Darlene and Howard O'Connell in Unit 168. Knock on their door to welcome them or call them on 860-558-7193. Newly arrived in unit 67 are John and Sharon Presch. John's number is 860-748-2009 and Sharon's is 860-978-5330. Welcome to Meadow Hill! We have other newcomers being visited by our Welcoming Ambassador, Laurie Arnold so watch for more names in the next Lark!

Meadow Hill Resident Notes

Condolences to Eileen Swenson and other family and friends of David Hogan, who passed away recently.

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

November – The Playground by Richard Powers
December - The Unknown by Riley Sager
January The Unknownby Allen Levi

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, Laurie Arnold, 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, Paul Frederick, Chairman, Gene Flynn, Ed Litke, Joan Wentworth.

Grounds Committee: Roni Rottner, Martha Pac, Joan Wentworth, Dave Fillion, Daren Hill, Harris Berloe, Barbara Knickerbocker, Jim Fuda (interim chair and board liaison)

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

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**.**

Smoking Policy: Peter Rothfarb, chair, Board Liason, Deb Wellington, Sally Fusco, Sophia Masternak, Laurie Arnold

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

MANAGEMENT COMPANY

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Hartford, CT 06105

Property Manager: Brian Milano
860-768-3303

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

BOARD OF DIRECTORS

PRESIDENT	VICE PRESIDENT	SECRETARY	TREASURER
Jim Fuda 860-729-0354	Deb Wellington 860-306-4502	Donna Whalen 413-429-6323	Brenda Berk 860-463-8262
	DIRECTOR	**DIRECTOR**	**DIRECTOR**
	Walter Brownsword 860-633-0207	Paul Frederick 860-989-8300	Bob McLaughlin 860-334-6679

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;

Nov 18 & Dec 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