



Meadows of Highland

MoH Newsletter – Spring, 2020

Message from the Board

President's Report

Here's hoping this newsletter finds all MoH residents healthy and withstanding our quarantines. I have certainly seen a lot more people out walking around our property and taking advantage of spring sunshine when it breaks through the clouds (or snowflakes!).

The Board did not meet in March, but in April we did a teleconference meeting. If you'd like to be included in the May meeting, let Ed Dzioba know so he can send you the link to join in. Here are a few updates from the last few months:

We have been getting estimates for new fencing around the pool and for repair and resealing of all our parking lots. Covid 19 has impeded timely responses, but we are following up as best we can.

Our lawn service, at this point, is able to do their job, so expect to see Serenity landscapers on the property as soon as ground conditions are right.

The survey we did in January brought us 31 responses.

- The issue of getting recycling totes from Modern Disposal was not favored. For those who would prefer to have a wheeled, covered tote, they are available for purchase from Lowe's.

- Painting stripes or numbers in the parking lots got mixed reviews. At our recent Board meeting, it was decided to paint 3 foot lines in Phase 2 only (#112-164) due to the congestion in that area.
- There was positive response to having the clubhouse more accessible. A new policy was worked on and will take effect in June (if stay at home orders have been discontinued). See pages 5-6 for details.
- Regarding water shut offs in your unit, some residents had no idea if they did or not, while others knew which neighbor to contact to shut the water off. It is incumbent on each owner to be prepared to shut off their water supply in the case of a repair or emergency within their unit. This is a unit owner expense and not an association expense.

Please stay safe during the coming months. Help a neighbor if you can without endangering yourself. I know it's trite, but we *are all in this together.*

Kathie Laudisio

Managing Agent:

Andruschat Real Estate Services, Inc.

PO Box 448

Getzville, NY 14068

716-583-5180

Property Manager: Edward Dzioba

Inside this issue:

President's Report	1
Variance Requests	2
Website	3
Paint Colors	3
Pool Courtesies/Rules	4
Clubhouse Use—New Policy	5-6

Monthly Board of Directors meetings are held on the third Wednesday of each month at 6:30 p.m. in the Clubhouse.

Meadows of Highland Newsletter – Spring, 2020

TRASH COLLECTION

Please put your trash out after dark on Thursday evening or Friday morning in a secure container with a lid—NO BAGS.

When a holiday falls during the week and trash is not collected (New Years Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas) - the pickup day will be on Saturday. Put your trash out on Friday evening or Saturday morning.

If the weather forecast is for high winds on the night before collection, **PLEASE** wait until the morning to put out your trash and recycle bins. Modern Disposal has stated that they will allow the recyclables to be put into the bins contained in clear plastic bags. This may help with windy days.

Please note—construction debris cannot be disposed of in the normal trash. Owners have to call the management company (Andruschat @ 583-5180) for a special pickup.



Meadows of Highland Board of Directors – 2019 / 2020

President	Kathie Laudisio	146 Bridle Path	662-5890
1st Vice President	Ed Pace	40 Bridle Path	662-0976
2nd Vice President	Robert Sprague	189 Bridle Path	662-0061
Treasurer	Ellie Foster	84 Bridle Path	566-0876
Secretary	Katie Burdette	100 Bridle Path	667-2530

Variance Requests

Are you considering any changes to the structure or the outside of your home – windows, doors, garage, landscaping, privacy fences, etc.?



Remember that any changes made to the exterior of your unit require a variance by the Association prior to any changes. Ellie Foster (Board Member) or Andruschat Property Management can be contacted for the variance form and any questions you may have. The form can also be downloaded from the MoH website.

The variance must be completed and approved prior to the start of any work.

Pool Update

The pool is scheduled to be open by Memorial Day weekend.

Please note that this is dependent on the pandemic situation. The opening may be delayed and all changes will be posted and residents notified.

Please take a moment to review the attached pool rules. Please note, it is everyone's responsibility to comply with the rules so everyone's time at the pool is safe and enjoyable.



Meadows of Highland Newsletter – Spring, 2020

Meadows of Highland Website

Our website is up and running! If you have not registered as yet, please do. To register, follow these steps:



Go to:

<http://meadowsofhighland.org>

The “Home Page” will display.
The left sidebar has a list of pages; click on the **Member Registration** page.

Fill in required fields and create your own username and password; then click REGISTER. Your Member Log- In and Registration will be activated within a couple of days. Note: activation is not immediate.

You will receive emails from WordPress regarding the process.

TIPS:

Save <http://meadowsofhighland.org> in your favorites or bookmarks.

If you forget your password; go back to the “Home” page and click on **Change Password**.

If you have questions or problems, contact Ellie Foster, Website Administrator at jefoster84@verizon.net. Please use the site and forward any feedback to Ellie Foster



**#148 Bridle Path
Robert and Pauline Nichols**

Where Can I Find the MoH Green Paint and Deck Stain?

Benjamin Moore (640 Arbor Coat) water-base stain is available at Arthur's Hardware in Orchard Park.

Phase I & II — Custom color “green” is in their computer under “Meadows of Highland”.

Phase III— the same base (640 Arbor Coat) in the color mahogany which is ES-63.

HOWEVER, a committee has been formed to select a new color for decks in Phase III. The new color will not be required immediately, but will be phased in as re-painting is needed.



New color information will be posted on the MoH website as soon as it is available.

When painting or repainting any exterior surfaces (privacy fences, decks, railings, garage doors, etc.) the MoH approved colors must be used.



**Here is our own
“Meadows American Gothic”
Joan and Bill Weir**

Thanks, Bonnie Abel

Meadows of Highland Newsletter – Spring, 2020

NYS DEPARTMENT OF HEALTH REGULATIONS & MEADOWS OF HIGHLAND RULES

The pool opens (weather permitting) on Memorial Day weekend each year. The pool may be used daily between the hours of 7:00 a.m. and 10:00 p.m. All residents are responsible to abide by all the rules and regulations which are in place for the safety and comfort of all residents and guests. The following rules will be strictly and consistently enforced as there is NO LIFE GUARD ON DUTY

NYS Department of Health Rules for Swimming Pools:

1. Children under the age of 16 must at all times be accompanied by a parent/guardian responsible for their safety and behavior while at the pool.
2. No swimming alone – a minimum of two adults (18 years or older) must be present with one on pool deck.
3. Maximum number of bathers who may use the pool at one time shall be fifty (50).
4. No glass or breakable objects are allowed within the pool, deck, or patio areas which includes the clubhouse patio area.
5. No diving, running, and/or rough play is allowed.
6. Pollution of the pool is prohibited: infants must wear proper swimwear – **no regular diapers** are permitted at any time. Persons with infectious conditions, open sores, bandages, cuts, or recent vaccinations shall not use the pool.
7. Don't drink alcohol and swim.

Meadows of Highland Rules:

1. The clubhouse, patio, and surrounding pool areas are **non-smoking areas**.
2. All MoH residents must sign in/out and indicate the number of guests when entering the pool area.
3. MoH residents must accompany guests at all times.
4. MoH residents may have up to ten guests during the weekday. Weekends and holidays residents may have up to five guests at any one time (applies to clubhouse rentals also).
5. If thunder, lightning, or rain occurs – swimmers must leave the pool immediately.
6. Members and guests are to be properly attired in swimming suits.
7. Swimmers must remove hairpins, jewelry, money, hairclips, and necklaces before using the pool.
8. Swimmers must shower before entering the pool.
9. Only greaseless type suntan lotion should be used (no oil types as they leave a residue in the pool).
10. All swimmers are to use outside entrances to restrooms - please dry off first.
11. Take everything you brought (garbage, diapers, etc.) home with you.
12. Pool chairs: clean off after each use and please do not save chairs.
13. Replace the float rope if you remove it.
14. Pool play equipment should be used with discretion (no rafts) and removed when finished.
15. Bicycles, tricycles, skateboard, roller blades, and other similar equipment are not allowed in the pool area.
16. Running, rough play, excessive yelling, shrieking, and/or loud noise is prohibited.
17. No pets are allowed in the pool area (including deck and patio) at any time.
18. Headphones must be used with any sound devices.
19. Any violation of a rule may result in a suspension of pool usage.
20. Last person out – securely close the gate.

Swimmers using the pool and surrounding areas do so at their own risk

New Policy Announced for Use of MoH Clubhouse

Once we are able to reopen the clubhouse, a new policy will go into effect regarding its use.

BACKGROUND:

Currently, every resident has a key to the outer door of the clubhouse. The clubhouse key gives access to the library and several pieces of gym equipment (treadmill, bike, and weights) located in the room just off the clubhouse foyer. However, the double doors to the main clubhouse are always locked, and no access is allowed except by renting/reserving the room in advance through the MoH Board Secretary. The current policy of reserving the clubhouse allows residents to have gatherings up to 40 people. It also guarantees accountability for keeping the room clean and prevents scheduling conflicts.

WHAT'S NEW:

In December, the MoH Board purchased and installed a large, 65" flat screen television which is mounted on the east wall of the main room in the clubhouse. There is also a Blu-ray/DVD player. An antenna was also purchased and installed on the roof of the clubhouse which provides broadcast capability for major networks and multiple (non-cable) stations. The installation of the TV now gives residents and their guests an opportunity for unscheduled and/or spur-of-the moment use of the heated/air-conditioned clubhouse to watch sporting events and to "hang out" especially during the summer pool season and fall football season.

DEVELOPING A PLAN:

In January, the Board surveyed residents about whether we should keep the current policy (access to the clubhouse by reservation only) or open up the clubhouse all of the time. We received 21 responses and want to thank everyone who gave us valuable feedback to help in our decision-making process.

After reviewing suggestions from residents and careful deliberation (especially considering security issues), the Board decided to implement a new policy that may satisfy both sides of the issue (i.e., open access or available by reservation only).

NEW POLICY:

Effective June 1st (or whenever the pandemic allows), the double-doors inside the clubhouse will remain open at all times with the exception of when a resident has reserved the room for a specific function. In that case, the double doors will be locked a day before the function to give the resident reserving the room time for set up, etc. The clubhouse will be reopened after the function is completed and inspected for cleanliness.

In addition, the Board Secretary will post a calendar/schedule of reservations in the foyer of the clubhouse to alert residents of days and times when the clubhouse will be closed for general use.

New Policy Announced for use of MoH Clubhouse (Continued)

CONSIDERATIONS:

Please note that if you use the clubhouse during open access time, you **MUST** ensure that the **OUTER DOOR** always remains closed and **LOCKED** (clubhouse keys are for use by residents only).

Residents and their guests will be required to clean up after themselves. No food waste may be left in the garbage can. No smoking is allowed.

No owner/tenant may invite an excessive number of guests into the clubhouse at any one time. If necessary, the Board may limit the number of guests per unit. Residents are required to accompany their guests at all times.

Whoever is last to leave must ensure that the TV and lights are turned off, patio slider doors are shut and locked, and then exit through the main door making sure it is locked.

EXAMPLES OF USE:

- If you want to reserve the clubhouse for a private function, there is **NO CHANGE** in the procedure—you must reserve the room in advance by contacting the Board Secretary. The double doors will be locked the day prior to your function and you will be given the key so you can prepare. After the function is finished, you clean up, turn off the lights, vacuum the rug, etc., adjust the AC/heat, lock the double doors when you leave, and return the key to the secretary. The room will be inspected by a Board member for cleanliness, security, etc. If everything is satisfactory, the double doors will be unlocked for open access.
- It is a warm day in July and you are in the pool with other residents/guests. Someone notes that a baseball game or golf tournament is on TV. You and other residents decide to watch the game. You can use your key to enter the clubhouse, and if you want, open the sliding doors giving access to the covered deck and pool. Other residents are welcome to come inside the clubhouse as well. It is an open access time for anyone who wants to use the room, watch TV, play cards, etc.
- It is an open access time and some residents are in the clubhouse playing cards. They have been there for an hour. Other residents enter to watch TV. The card players are getting annoyed and say, “Hey, we were here first”. Do they have the right to ask the second group to leave? The answer is **NO**. The clubhouse was not reserved by the card players and it is open to everyone. But, common courtesy applies here just as it does at the pool and the covered deck area. Please show consideration and courtesy when jointly using any common area at the Meadows of Highland.

LOOKING FORWARD:

It is difficult to judge how the policy change will go until we have some experience with it. If it needs to be tweaked and adjusted, we will do that and let you know. If the change to open access becomes unworkable, we can always go back to the former “use by reservation only” policy. We thank you in advance for your understanding and cooperation. If you have any questions, please contact any Board member.