



Meadows of Highland

MoH Newsletter – Summer, 2020

Message from the Board

Here's what's cookin' this summer, besides the temperatures!

We have a team diligently working in our meadow on the north side of the pond. Please read the article on Page 4 to see what's going on. And MANY thanks to Bob Sprague, his grandson Simon, and Bill Nitterauer.

Our pond is getting recurring algae blooms, but overall is in as good shape as can be expected. Our pond guy, Dave Adrian from Aqua Tech, recently rated us a 9 out of 10, compared to most other ponds he maintains. You can read more about our maintenance issues relative to the pond in the article on Page 5.

The clubhouse continues to remain closed to residents due to Covid regulations

The pool continues to be under the Covid regulations (see Page 6).

We are always looking for volunteers to serve on committees. If you're interested in the overall look of the Meadows, please consider serving on one of the committees:

- Landscape committee: Kathie Laudisio and Laurie Patterson.
- Architectural Committee: Ellie Foster and Vic Laudisio.
- Maintenance Committee: Bob Sprague and Bill Nitterauer
- Nominating Committee: October will be here before you know it, and that means Board Elections. We need at least two unit owners.

We need you...please step up by contacting any board member.

Kathie Laudisio



Managing Agent:

Andruschat Real Estate Services, Inc.

PO Box 448

Getzville, NY 14068

716-583-5180

Property Manager: Edward Dzioba

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

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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.

Please be considerate of your neighbors and do not put your garbage into someone else's container.

No bags—put garbage in a container with a secure lid. The animals are out at night looking for treats.

THANK YOU !



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.

New Work Order Request

The Board of Directors has been working to improve communication here at the Meadows. A step toward that goal is the establishment of WORK ORDER REQUEST FORM.

Our hope is to provide a vehicle for residents to bring up areas of concern and to get a timely resolution to the situation. The Work Order is not meant for emergencies. It is meant to be used to bring attention to issues relative to landscape or maintenance. The Work Order Request does *not* replace the Architectural Variance, which is still required for external changes to your property.

Information and a Work Order Request is included in the mailing of the newsletter.

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



#142 Bridle Path

George & Dawn Danyluk

Where Can I Find the Paint/ Deck Stain?

Phase I & II — Benjamin Moore custom color “green” is available at Arthur’s Hardware in Orchard Park and is listed in their computer under “Meadows of Highland”.

Phase III— New colors have been presented/ approved by a committee (with several owner input) from Phase III. **These should be used when the deck needs painting so it is a phased-in process.** The committee presented two colors for decks and entrances in the gray units (Phase III). The committee recommended Home Depot colors:

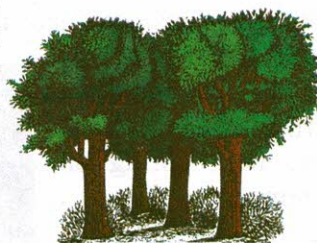
- Behr : Drift Gray SC137 for decks, front porch floors and steps. All dividing wooden walls.
- Behr: White 5011-211 for front railing, spindles, and handrails



Tree and Shrub Maintenance at the Meadows of Highland

Most MoH residents know that they are responsible for the upkeep of their foundation plants and personal gardens at the periphery of their patio or deck. However, newer residents may not know how the MoH manages all the trees and shrubs on common property.

About a dozen years ago, the MoH Board adopted a tree planning and maintenance program to care for all common property trees and shrubs. We were faced with a crisis of several new tree diseases and needed a cohesive plan for a unified park-like aesthetic.



Continued on Page 4

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Back Meadow Activity

This year we have continued to enhance our back meadow area on the northeast side of the pond.

Our goals this year were:

- to improve the walking paths around the meadow area so our residents could enjoy the area.
- to do some selective meadow mowing so as to prevent the entire area from growing up in brush and reduce our ability to view and enjoy the area. Further, we wanted to support the wildlife activity for our enjoyment.
- eliminate the Buckthorn invasive trees on our property and clear brush from around the good trees to enhance their growth.



A substantial amount of work has been done this summer to accomplish these goals. A work crew comprised of myself, my grandson Simon Lawton, Bill Nitterauer, and Kathy Laudisio have been busy spreading two truckloads of donated wood chips on the walking paths as well as clearing Buckthorn trees and brush.

All the brush cuttings will be chipped up and recycled on our paths. Larry Poirier and Kathie Laudisio generously loaned their chainsaws to aid in the cutting.

After this summer's activity, the rough framework will be in place for our community to further fine tune the area next spring and summer.

Thanks to all for your hard work on this project.



We hope our community will take the time and walk around our meadow to see the progress. If anyone is not able to walk it, please let me know and we will take you for a tour on our golf cart.



Submitted by: Bob Sprague

Tree and Shrub Maintenance at the Meadows of Highland

Continued from Page 3

Over the course of the years, we have made great progress in planting, trimming, and also under-planting in places where the loss of trees is expected.

While there are certain time frames during the year where trimming and other needs are taken care of, the tree and shrub populations are surveyed and evaluated in the late summer and planting is done in the fall. This has been done every year except last year when the funds were needed for tree removal.

This year is no exception — this fall residents will see new trees and shrubs added as well as replacement of some trees/shrubs that have died.

The MoH grounds are extensive and not every need can be addressed each year due to financial restrictions. But, we have come a long way and will continue building on that progress.

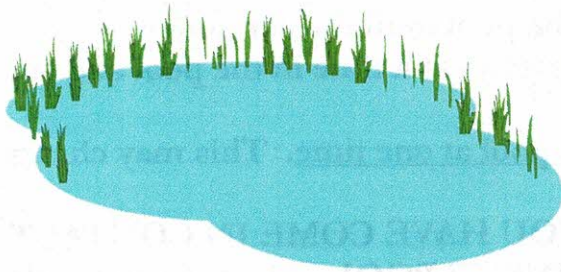
If you are interested in serving on the Landscape Committee, and assisting with the master plan of the MoH landscaping, please contact a Board member.

Submitted by Laurie Patterson

What's Up With The Pond?

This article was written by Bob Blickwedehl in 2018 when he was a member of the Board.

Algae blooms in the pond result from nutrients in the pond water. These nutrients come primarily from fertilizers that are washed from the ground by storm water. The nutrient rich storm water flows into our pond through direct runoff from our property and from storm sewers that drain the subdivision south of Bridle Path.



Up until several years ago, our pond contractor, Aqua Tech, has controlled the rate of algae growth by adding an herbicide to the pond. This was supplemented by increasing the oxygen level in the water with a bubbler system, our two aerators, and by adding a dye to the water to decrease the amount of sunlight that reaches plants on the bottom of the pond.

Why are things different? Our pond discharges to Smoke Creek. Therefore, the pond falls under the New York DEC's Aquatic Pesticide Permit Program. The DEC has been ordered to strictly enforce this program. This includes the requirement that every property owner that borders the pond and all the property owners downstream of the discharge point must provide written permission for the application of the pesticide. This obviously would be a major undertaking. The objection of a single property owner can result in denial of a permit. So, there is little chance of getting one.

In consideration of this situation, the Board of Directors and Aqua Tech mapped out a new strategy. Grass carp have been released into the pond. These fish consume bottom anchored plants. They are sterile, so there is no chance of them becoming an out of control invasive species. In addition, biological algae control material has been added to the pond. Biologic controls contain bacteria and enzymes that consume nutrients and dead algae. However, they do not kill live algae.

Aqua Tech has used a cutter to remove bottom anchored vegetation. They also have installed a bubbler system to increase the oxygen level in the water. This will reduce the formation of algae along with the two aerators that are in the pond. However, when there is a high level of algae, the aerators quickly jam up and stop working.

The Board of Directors will continue to monitor the situation and will take additional action if needed to return our pond to a feature of beauty.



I know they say that money talks, but all mine says is 'Goodbye'.

I have a dog to provide me with unconditional love but I also have a cat to remind me that I don't deserve it: it's

all about balance.

I just found out I'm colorblind. The diagnosis came completely out of the purple.

The man who created Autocorrect has died—restaurant in peace.

By the time we are wise enough to watch our step, we are too old to go anywhere.

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Swimming Pool Guidelines During COVID-19

According to the CDC, there is currently no evidence that COVID-19 can be spread through properly disinfected swimming pool water; however, the virus can be spread in this environment through person-to-person contact and contact with contaminated surfaces. However, there are changes/requirements relating to pools we are required to follow. These directives are provided by the NYS Health Department and the Meadows of Highland Board of Directors. We need to comply to ensure a safe environment for everyone.

The directives are as follows:

There will be 50% less seating surrounding the pool until further notice.

There can be up to 25 people (50% of the capacity) at a time in the pool and surrounding areas until further notice.

Residents may have a total of 6 people at the pool at one time. This may change due to restrictions.

PLEASE WIPE DOWN THE SURFACES YOU HAVE COME IN CONTACT WITH DURING YOUR TIME AROUND THE POOL. Alcohol wipes will be supplied on the patio deck.

Please keep a 6-foot distance to others who are at the pool.

Please have hand sanitizer with you when you are at the pool.

Take out what you bring in – do not leave your garbage.

Pool toys will no longer be available at the pool.

PLEASE REMEMBER:

- **Hand Hygiene and Respiratory Etiquette**

Everyone including swimmers should wash their hands often and cover their coughs and sneezes.

- **Cloth Face Coverings**

Encouraging the use of cloth face coverings as feasible. Face coverings are most essential in times when physical distancing is difficult.

Advise those wearing face coverings to not wear them in the water. Cloth face coverings can be difficult to breathe through when they are wet.

- **Staying Home**

Educating staff, patrons, and swimmers about when to stay home (for example, if they have symptoms of COVID-19, have tested positive for COVID-19, or were exposed to someone with COVID-19 within the last 14 days) and when they can safely end their home isolation.