



Meadows of Highland

MoH Newsletter — Fall, 2020

Message from the Board

President's Report

The Board of Directors of the Meadows of Highland, along with Ed Dzioba of Andruschat Real Estate Services, Inc., are responsible for managing the business and affairs of the Meadows of Highland Homeowners Association. Our Association is in good shape thanks to the guidance of Ed and the dedicated work of our board members and committee volunteers.

Financially, we had a budget surplus last fiscal year of approximately \$20,000 and were able to keep our HoA fee at its current \$350/month for the next year. We have approximately \$357,300 in our reserve budget. This reserve fund, properly managed, precludes having to charge special assessments and distributes equitably the costs of maintaining such a large property.

Projects completed during the past year (2019/2020) include the following:

- Resurfacing of all parking lots and walkways was done in July and August.
- An independent reserve study was completed in August.
- Salt cells, which provide the chlorination of our pool, were replaced.
- Several aging trees were taken down, including four diseased Ash trees.

- A committee was formed to change the deck color in Phase III from dark brown to gray and white.
- A new fence was ordered in the Spring and has been installed.
- A 40-year old tractor in the maintenance garage was not repairable and was hauled away for parts.
- A new TV/DVD was installed in the clubhouse and a new policy was created to allow more access to homeowners. The new policy has not been implemented, however, because of Covid 19.
- A long-term tree and landscape plan was submitted by Laurie Patterson with input from Serenity Landscape.
- The condition of the pond was at its best this year. A combination of sealing leaks in the dam and adding microbes and grass carp kept the pond level high and the water relatively clean.
- A monumental effort went into making our meadow north of the pond a beautiful place to walk and enjoy nature.
- A plan was initiated to spruce up utility beds which have become overgrown and unruly. Two are done and two are in process.

Continued on Page 6

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 – 2020 / 2021

President	Kathie Laudisio	146 Bridle Path	662-5890
1st Vice President	Robert Sprague	189 Bridle Path	662-0061
2nd Vice President	Bill Nitterauer	193 Bridle Path	662-1046
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.



Happy Thanksgiving

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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



#46— Michael Wilcox
#106— Kimberly Burgler
#108— Cindy Wischerath
#148— Robert & Pauline Nichols

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 (on the website and in the clubhouse foyer).

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.



Please Clear the Drains.....

Please make sure the drains in your parking area are clear and free from pine needles, leaves, sticks, and debris.



If they are obstructed, the water will not drain properly and will create flooding and ice issues during the fall and winter months. Thanks for your cooperation.

Meadows of Highland Newsletter – Summer, 2020

The Clubhouse Exercise/Library is Open

The Clubhouse exercise room and library are now open.

Please be advised that the Clubhouse is still under Covid-19 guidelines.

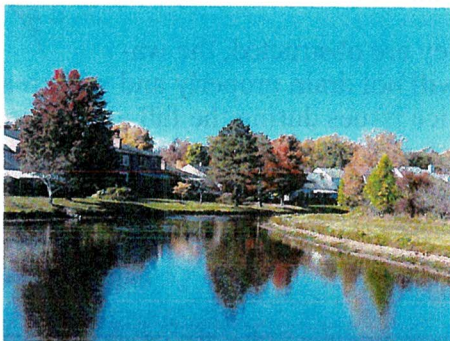
The guidelines are posted on the exercise room door.

Please read and use good judgement.

Thank you



The
beautiful
autumn at
the
Meadows



Looking for volunteers



Do you have some extra time, enjoy working on projects, and want to keep the Meadows a great place to live?

The Board will be organizing the committees of the MoH for the upcoming year.

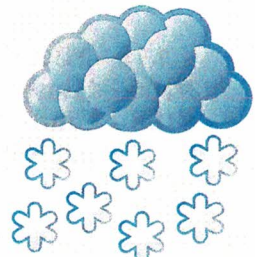
If you are interested in serving on any of these committees, please contact a Board Member (see listing on Page 2) The committees are: Welcoming, Landscape, Maintenance, and Architectural. Also help is needed in maintaining the meadow.

Winter Parking

Please be aware of the
winter parking regulations:

From November through April, parking WILL NOT be permitted in front of the unit's garage door or any other location other than the parking space assigned to the unit. Short-term parking for purposes of loading and unloading will be permitted.

Please advise family members, contractors, and visitors to your unit of this policy. It is hoped that all owners will comply with this; however, if an owner shall fail to comply, the Board of Directors will be forced to impose penalties in the form of a fine.



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Now that the colder weather is coming
get out those crock pots



Crock Pot: Chicken & Dumplings

Ingredients:

4 skinless, boneless chicken breast halves
2 tablespoons butter or olive oil
2 (10.75 ounce) cans condensed cream of chicken soup
1 onion, finely diced
Diced or frozen carrots, celery, peas to taste
2 cups chicken broth (approximately)
Salt and pepper to taste.
2 (10 ounce) packages refrigerated biscuit dough cut into quarters

Directions:

Place the chicken, butter/oil, soup, and onion in a slow cooker. Fill with enough chicken broth to cover.

Cover and cook for 5 to 6 hours on high.

About 60 minutes before serving, place the torn biscuit dough in the slow cooker. Cook until the dough is no longer raw in the center.

Crock Pot Balsamic Chicken

Ingredients:

1 teaspoon garlic powder
1 teaspoon dried basil
1/2 teaspoon salt
1/2 teaspoon pepper
2 teaspoons dried minced onion
4 garlic cloves, minced
1 tablespoon extra virgin olive oil
1/2 cup balsamic vinegar
8 boneless, skinless chicken thighs (about 24 ounces) or breasts
Sprinkle of fresh chopped parsley

Directions:

Combine the first five dry spices in a small bowl and spread over chicken on both sides. Set aside. Pour olive oil and garlic on the bottom of the crock pot. Place chicken on top. Pour balsamic vinegar over the chicken. Cover and cook on high for 4 hours. Sprinkle with fresh parsley on top to serve.

- ♦ Why yes, I've discovered the JOY of cooking. It's when someone else does it.
- ♦ Today's menu has two choices TAKE IT or LEAVE IT.
- ♦ My kitchen was clean last week. Sorry you missed it.
- ♦ FOOD is essential to LIFE; Therefore MAKE IT GOOD.



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President's Report (Continued from Page 1)

- A great deal of work was done to evaluate the condition of the dam and spillway. A contract was signed with Occhino to make repairs, but work has not yet begun.
- Drainage issues behind building 8 have also been evaluated and are awaiting repairs, also by Occhino.

Projects anticipated for the coming year (2020/2021) include:

- Planting several new trees and shrubs.
- Pool repairs to the tiles and areas of the deck.
- Replacement of several of the free-standing garage roofs.
- Repair of the dam and erosion at the pond terminus.
- Continuing work on landscaping of utility beds.
- Updating light fixtures on clubhouse and garages.
- Updating the signs and flowerbeds at the entrance on Bridle Path.

Board recognition & volunteers

Kathie Landisio As the president of the board, I am responsible for running the monthly meetings, contributing to the quarterly newsletter, and chairing the Landscape Committee. I also oversee any problems or situations that arise in the community.

Ed Pace We are grateful to Ed for accepting an appointment to the Board and for working with us through the end of the term. He brought years of legal experience and thoughtful advice and comments to our meetings, but has decided not to run for another term.

Katie Burdette

As Secretary and the longest serving member, Katie manages the clubhouse and pool, is the chairperson of the Welcoming Committee, publishes the quarterly newsletter, and records the meeting minutes.

Elle Foster

As Treasurer, Ellie oversees our petty cash and monitors our financial activity. She is Chairperson of the Architectural Standards Committee, and is the Administrator of our website.

Bob Sprague

Bob is the chairman of the Maintenance Committee and has done a fabulous job working on maintenance projects, especially concentrating on the condition of the pond and dam. He has put in countless hours to improve our MoH property.

- I'd like to offer **thanks to all volunteers** who have helped with summer pool testing and the MoH special projects. A special thanks to Bill Nitterauer who has stepped up to become a valued resource for our Maintenance and Landscape Committees.
- Eight units have been sold this year, giving us the opportunity to meet new neighbors and welcome them to our community. Most units sold within days of going on the market, a good sign of the health and desirability of the Meadows of Highland.
- I'd like to acknowledge the great job Ed Dzioba does managing the affairs of the Meadows of Highland. Through Andruschat, Ed manages our finances, keeps us informed, and responds to our needs promptly.

Thank you all for coming to our meeting and participating in the election. We work best when we work together.