



Meadows of Highland

MoH Newsletter — Winter, 2021

Message from the Board

Better Communication

In an effort to improve and speed up communications with unit owners/residents, we have established an email program. It will be utilized to send, news of board decisions, rule changes and/or notifications regarding conditions which effect more than a few residents.

We intend to use this e-mail program as our primary method of communication, so it is especially important that each owner/resident provide us with your e-mail address. This will not be shared or printed without the permission of the owner/resident.

If you do not have an email address, please arrange for someone to receive the emails and get the information to you.

The email address for the Meadows of Highland is:

meadowsofhighland@gmail.com. This address is for distribution purposes only. Questions or responses should be directed to Ed Dzioba or a Board member

Reserve Study

One of the most important responsibilities of your Homeowner's Association Board is to periodically review our finances and reserve balances to ensure that we have adequate funding to cover anticipated major capital expenses such as new roofing, gutters, sidewalk replacement, plumbing, and major repairs to common areas. As in past years, the Board retained an outside advisor to make a physical inspection of our property, review our financial status, and to advise us as to the adequacy of our planning and reserve funds available for future expenses.

The Board retained Reserve Advisors of Milwaukee, WI, a well-known and respected organization. They completed a physical property inspection in August and reviewed our finances and planning. This 40-page report will be made available to any homeowner who wishes to borrow it. It identifies 42 components (roofing, siding, walks, etc.)

Continued on Page 3

Managing Agent:

Andruschat Real Estate Services, Inc.

PO Box 448

Getzville, NY 14068

716-583-5180

Property Manager: Edward Dzioba

emdzioba@gmail.com

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Until further notice, Board meetings will not be open to residents due to the pandemic.

Thank you—Be Safe

Meadows of Highland Newsletter – Fall, 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.

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	662-5890	laudisik03@gmail.com
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Treasurer	Ellie Foster	# 84	566-0876	jefoster84@verizon.net
Secretary	Katie Burdette	#100	667-2530	sophie14127@verizon.net

Pond/Dam Update

Over the past months we have been working to repair and upgrade the dam and drain pipe at the discharge of our pond into Smokes Creek. We have contracted with Occhino Contractors to do this work.

To date, the project has gone very well. A new concrete dam wall with wing walls has been attached to the existing dam wall. Erosion around the discharge drain pipe has been corrected and the drain pipe has been extended to improve the discharge into Smokes Creek.

Over the coming months additional fill and stone will be brought in to further fortify the dam and the discharge drain pipe.

As the weather warms the pond will be drained one final time to facilitate the installation of the flow control boards in the dam.

As with any construction project of this nature, the surrounding area must be disturbed to accommodate the construction equipment and material handling. Our plan is to have this work completed by Spring so that all the landscaping repairs can be done and the area returned to its original state.

We apologize to our residence for any inconvenience this project may have caused. At the end of the day, our pond dam and discharge pipe will be in great shape for many years to come.



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Meadows of Highland Website

We are striving to make our website more useful for owners/residents and would like everyone to register.

Instructions to register on the website:

- Go to <http://meadowsofhighland.org>
- The home page will display; click on the Member Registration page.
- Fill in the required fields and create your own username and password.
- Next, please email Ellie Foster at jefoster84@verizon.net and tell her you have just registered.

Activation is not immediate but should be available in a couple of days.



#98—Joseph and Michelle
Giacobbi

#174—Patricia Steger

Reserve Study (continued from Page 1)

which were analyzed to arrive at the completed study and recommendations for establishing the reserve fund amounts.

The recommended projects for the next five years are: replacement of paint and finishes on the pool, repair of concrete pool deck, repairs of masonry walls on Phases 1 & 2, sediment removal at the pond, replacement of entrance signage, color coating of tennis courts, and partial interior renovation of the clubhouse. Some of these projects are already planned and others are in the planning stages. The fact that they are recommended does not automatically ensure that they will be completed in that time frame.

We are proud that the reserves funds are so close to those projected by the experts. We continue to strive

Winter Driving Tips



Here are some valuable tips to help you to prepare for winter driving:

- Keep your vehicles in good working order by having them serviced regularly.
- Store jumper cables, snow brush, scraper, gloves, hat, blanket, flashlight and water in your vehicle in case you get stuck.
- Carry a first-aid kit and refresh any supplies that may need to be replaced.
- Keep gas tanks full to prevent ice in the tank or fuel lines.
- Replace worn tires and check tire air pressure.

If you find you must drive in winter conditions, please remember the following:

- Do not rush. Driving slowly will help prevent accidents.
- Never warm-up a vehicle in a closed area.
- Clear windshield and windows completely before driving.
- Be sure the tailpipe is clear before you sit in a running vehicle.
- Do not follow snowplows too closely. Stay back at least 5 car lengths.

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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 judgment.

Thank you



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.

Work Order Request

The Board 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.

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.



Ice Dams and Attic Condensation

Two types of attic water damage are common in cold climates: ice dams and condensation of water vapor on cold surfaces in the attic.

Ice Dams

Ice dams sometimes occur on sloping roofs in climates with freezing temperatures. When the temperature in your attic is above freezing, it causes snow on the roof to melt and run down the sloping roof. When the snowmelt runs down the roof and hits the colder eaves, it refreezes.

If this cycle repeats over several days, the freezing snow-melt builds up and forms a dam of ice, behind which water ponds. The ponding water can back up under the roof covering and leak into the attic or along exterior walls.

The right weather conditions for ice dams is usually when outside air temperatures are in the low 20s (°F) for several days with several inches of snow on the roof.

Research shows keeping the attic air temperature below freezing when the outside air temperature is in the low 20s can reduce the occurrence of ice dams. Research has shown sun exposure in the winter has little effect on attic air temperature. Warm air from living spaces below penetrating into the attic is usually the culprit in the formation of ice dams.

Attic Condensation

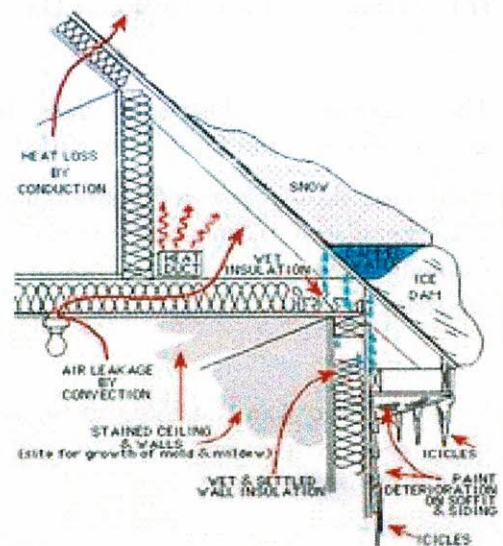
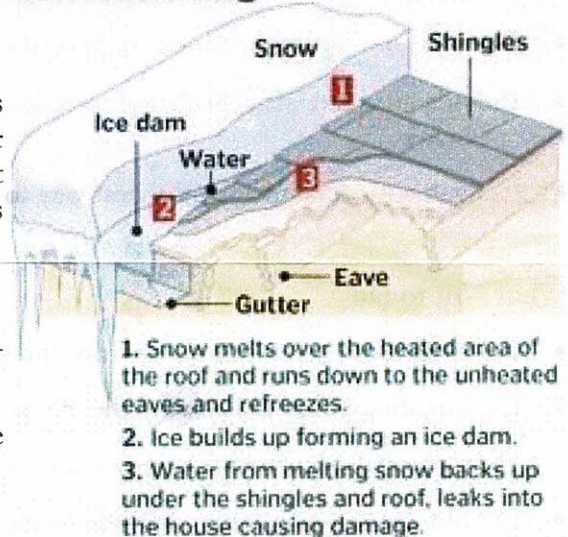
Condensation of water vapor on cold surfaces in attics can cause attic wood products to rot, which can lead to costly repairs. Condensation typically occurs when warm, moist air migrates into the attic from living spaces below. Research indicates unusually high humidity levels in the home's living spaces is strongly associated with attic condensation problems.

Building codes have some requirements that attempt to

prevent the problems of ice dams and attic condensation. But codes do not address all the issues, and many houses are built without following building codes. It is the builder or designer's job to understand the relationship of humidity and air

movement when designing and constructing the house so these problems don't occur.

Ice damming



Ice Dams and Attic Condensation (*continued*)

Prevention

- Prevent warm, moist air in living spaces from infiltrating into the attic with a good air barrier and appropriate water vapor control at the base of the attic.
- Provide good attic ventilation to replace warm air in the attic with cold outside air.
- Provide adequate attic insulation to reduce the transmission of heat into the attic from living spaces below.
- Consult a professional for the best way to avoid ice dams and water damage in your home.

What Not to Do

- Do not routinely remove snow from the roof. It will likely lead to shingle damage.
- Do not attempt to "chip away" the ice of an ice dam. It will likely lead to shingle damage.
- Do not install mechanical equipment or water heaters in attics, especially in cold climates.
- Do not use salt or calcium chloride to melt snow on a roof. These chemicals are very corrosive and can shorten the life of metal gutters, downspouts and flashings. Runoff that contains high concentrations of these chemicals can damage nearby grass and plants.
- Keeping the gutters clean of leaves will not reduce the occurrence of ice dams. However, clean gutters can keep them from overflowing and spilling rainwater next to the house. This can cause moisture problems in the house.

If Ice Dams are Causing Water Damage

The following are short-term fixes. In order to avoid the same problem in the future, a qualified

contractor should assess the amount of attic insulation and attic ventilation (especially around where the ice dam formed), and look for holes in the air barrier between the living spaces and the attic.

- If you see water staining at an exterior wall or ceiling where there is snow on the roof above it, act quickly to avoid extensive damage.

