



MoH Newsletter — Spring, 2023

Meadows of Highland

Message from the Board

Architectural Alert — Current and New Unit Owners

Remember!

If you are thinking of repairing, changing, or remodeling anything on the outside of your unit you must download the Architectural Variance Form from the website and submit it to the Architectural Chair (Tom Lunt) for review. It will be reviewed by the committee.

This includes doors, windows, vents, porches, painting, gardens, walkways, awnings, pipeline repairs, etc. The variance form must be completed before ordering a product or service. If you have a concern about your change, file a variance just to be sure. Please note, that the Association is not concerned with interior changes as that is the at the owner's discretion.

The Association is concerned with the integrity and exterior look of Meadows of Highland buildings.

Landscape News and Reminders

We are off to a fast start this year with the first mowing completed and most of the common beds weeded and mulched. Since we have a lot of new owners at MOH, it seems helpful to review some common landscape issues, which will be of benefit to longer-term homeowners as well.

Owners are responsible for maintaining the foundation beds around their unit, as well as borders around their patios and decks, if any.

All other planting beds, trees, and shrubs lie on common property and are maintained by the Association through our landscape contractor. No one, other than our contractor, should prune trees or shrubs on common property.

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

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, please, please

Drive slowly in all driveways and parking lots.

Now that the weather is getting nicer, your neighbors, kids, and dogs are out.



Meadows of Highland Board of Directors – 2022 / 2023

President
1st Vice President
2nd Vice President
Treasurer
Secretary

Laurie Patterson
Tom Lunt
Leslie Skwara
Roy Uebelhoer
Katie Burdette

60 Bridle Path
170 Bridle Path
120 Bridle Path
177 Bridle Path
100 Bridle Path

667-0762
662-3944
316-8378
213-8266
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. Thomas Lunt (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 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.

Thank you to all the volunteers who will be helping out this season by testing the pool on a daily basis.



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Meadows of Highland Website

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 in your favorites or bookmarks.

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

Where Can I Find the MoH Paint and Deck Stain?

Phase I & II — Benjamin Moore (640 Arbor Coat) water-base stain is available at Arthur’s Hardware in Orchard Park for the MoH green color. Custom color “green” is in their computer under “Meadows of Highland”.

Phase III — 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

These colors will be phased in as re-painting is needed.



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

Message from the Board

Continued from Page 1

This allows for the property to have a uniform aesthetic but, most importantly, insures that pruning is done properly for the health of trees and shrubs. If you notice a broken branch or other issue, please contact Ed Dzioba, our Property Manager, or Laurie Patterson, our Landscape Chair.

Please do not plant or mulch around common property trees or shrubs or decorate them.

Mowing is scheduled for Thursdays weather permitting. Please make sure you do not have any personal property or furniture on the lawn.

If it is raining or excessively wet on mowing days, mowing will be rescheduled. Sometimes the areas behind buildings can be very wet/soft and cannot be mowed as it will result in muddy ruts. Conversely, in prolonged hot and dry conditions, mowing may not occur in order to avoid lawn burnout.

Please be aware that our contractor bid on certain specifications for lawn care. They cannot tailor mowing or weed whacking to meet individual homeowner preferences.

Please be courteous to the crew and understand that they will have to traverse walkways with equipment in some areas.

Pruning, as well as tree & shrub planting, occur on a certain schedule throughout the year, according to what is most healthy for them in their growth cycle.

For visitors and homeowners who park along Bridle Path, please do not park on the lawn. It causes ruts, soil compression and kills the grass. Bridle Path is plenty wide enough so that no tires need to be on the grass. Please advise your visitors.

Please do not put any political signs, advertising signs outside of your unit.

Thank you to everyone for your cooperation in advance. It helps to keep our Association looking beautiful and keeps our landscaping costs on budget, without additional costs.

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Board Report (Continued from Page 1)

Tennis/Pickleball Courts

We will be obtaining estimates on color coating the tennis/pickleball courts.



The corner fence behind the tennis court will be repaired.

Maintenance Garage Tools

The MoH has a variety of tools stored in the maintenance garage, which is across from units 162/164. There are rakes, wheel barrows, shovels, a lawn tractor, a power washer, and of course our golf cart. Please contact a board member to borrow anything motorized.

Entrance Sign

The signs at the entrance to Bridle Path have exceeded their useful life and are in need of replacement. Both signs will be taken down and the entrance gardens will be modified. The signs will be replaced with a single, lighted sign closer to Building 1 on the north side of Bridle Path.

The entrance signs were established when the MoH were the only homes on Bridle Path. That is not the case anymore. Plus, the MoH does not own one of the parcels of property on which one of the current signs is located.

Consolidating to single sign is also a cost saving for the association in the long run.



Seasonal Allergies

According to the Asthma and Allergy Foundation of America (AAFA), allergies are the nation's sixth-leading cause of chronic illness. Seasonal allergies are an annual nuisance for many people and typically ramp up this time of year.

It's no surprise that as plants bloom and neighbors cut their grass more frequently, people living with allergies across the nation start sniffing and sneezing.

Further, as mold growth occurs both indoors and outdoors, it's almost impossible to escape these seasonal allergy triggers.

To reduce your seasonal allergy symptoms, consider the following tips:

- Keep track of local allergen (e.g., pollen and mold) counts to help you know when to avoid spending excessive time outside.
- Wash your bedding in hot water to help keep the spread of pollen under control in your home.
- Utilize washable indoor rugs to easily remove allergens.
- Take a shower after spending time outdoors, as pollen can stick to your hair, skin and clothing.
- Clean your floors often with a vacuum that has a high-efficiency particulate air (HEPA) filter.
- Change your air conditioning and heating HEPA filters often.

Treatment for most seasonal allergies is available both over the counter and by prescription. Contact your doctor or allergist to determine which seasonal allergy treatment option is best for you



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Volunteer—Who Me?

Why volunteer? To do something good for the community and be involved. To accomplish things and help protect the interests of the community and keep the standards up.

Why is volunteering important? It makes it more of a neighborhood instead of a group of homes.

What makes a good volunteer? Interest in what you are doing, having confidence, and making a difference.

The Meadows of Highland has many opportunities for home owners to volunteer:

Landscaping Committee
Maintenance Committee
Swimming Pool
Tennis/Pickleball Court
Library/Exercise Room
Architectural Committee
Welcoming Committee



Please contact a Board member if you are interested in contributing to the neighborhood.



#80 Bridle Path

Lauren Korchynski
Mason Hanifin

Vender/Services Recommendations

Have you used a company, vendor, or service that you would like to recommend to neighbors? If so, please email Katie Burdette at sophie14127@verizon.net

We will have a listing of recommendations in each newsletter.

Let's start:

Bill Vail
PaintCraft (and handy-
man services)
info@paintcraftwny.com
PaintcraftWNY.com
716-289-0437



Dan Steck
Steck Construction
steckconstruction.com
716-913-4918

Jessica Skwara
Licensed Real Estate Salesperson
Emprise Realty Group, LLC
Jessica@EmpriseRealtyGroup.com
716-989-1982

Mike Fitzgerald
Wood Wizard
(Kitchen Cabinet Refacing/Refinishing)
716-207-6048



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 9:00 a.m. to dusk. 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 LIFEGUARD ON DUTY

NYS Department of Health Rules for Swimming Pools:

1. Children under the age of 16 must always 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) should be present with one on pool deck.
3. Maximum number of bathers who may use the pool at one time shall be forty (40).
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. Do not 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 always accompany guests.
4. No owner or tenant may invite an excessive number of guests to the clubhouse, pool, and patio areas at any one time. If necessary, the Board may limit the number of guests to a specific number per day, per unit.
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, skateboards, 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 and lock the gate.

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

May, 2023