



MoH Newsletter – Winter, 2023

Message from the Board

Meadows of Highland

Happy 2023!

The winter season certainly started off with weather! To date, we have already had a full season of snow and there are several months to go. Since the lake is not frozen, we could receive more heavy snowfalls.

A big thank you to all who provided food, beverage and warmth to our plowing contractors. They worked long hours during the heavy snowfalls and are extremely appreciative of everyone's generosity.

A reminder that walkways and driveways may be slippery this time of year, so be sure to wear appropriate footwear and be wary. The Association has provided blue or yellow buckets of ice melt near banks of garages. If your area is slick, please make use of those ice melt buckets and spread some around your area.

If you notice a severe icing problem, please report it to a board member or our management company. Stay safe and warm!

Attention MoH Dog Owners!

Recently, there have been reports of a fair amount of dog poop on common property.

This is a new development, as owners have always been pretty meticulous about cleaning up after their pets. As a reminder, our Association rules require dog owners to clean up after their pets to preserve our grounds for everyone to enjoy. Please scoop the poop!

Some of the projects anticipated for the 2023 include:

- Remove dying Ash trees. Plant new trees and shrubs.
- Replacement of the garage roof which houses units 66, 78 and 88.
- Continuing work on landscaping of utility beds.

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Managing Agent:

Andruschat Real Estate Services, Inc.

PO Box 448

Getzville, NY 14068

716-583-5180

Property Manager: Edward Dzioba



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The monthly Board of Directors meetings are held on the third Wednesday of each month at 6:30 p.m. in the Clubhouse. February's meeting is Wednesday 02/22/23.

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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 placed in clear plastic bags before going in the recycle bins. 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.



Meadows of Highland Board of Directors – 2022 / 2023

| | | | |
|--------------------|------------------|-----------------|----------|
| President | Laurie Patterson | 60 Bridle Path | 667-0762 |
| 1st Vice President | Tom Lunt | 170 Bridle Path | 662-3944 |
| 2nd Vice President | Leslie Skwara | 120 Bridle Path | 316-8378 |
| Treasurer | Roy Uebelhoer | 177 Bridle Path | 213-8266 |
| Secretary | Katie Burdette | 100 Bridle Path | 667-2530 |

Ice Melt

As you may know, there are salt (ice melt) buckets placed throughout the Meadows. There is also a great supply of the ice melt in the maintenance garage (door code is 1234).

If the bucket located near your unit needs refilling, please help out and fill it up. If you are unable, please contact a Board member to assist.



If you would like to have a smaller bucket to have available in your doorway, help yourself to the melt.



#68 — Dan Bray

#44 — Meghan Benimoff

#42 — Keith Fronczak

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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**.

Want a little exercise, but don't like the cold — check out the Clubhouse

There is a gym-quality treadmill, rowing machine, stepper, balance ball, and weight bench available. All are good pieces of equipment just waiting to be used.

They are located in the “library”. Please feel free to use at your convenience.



Steps You Can Take To Prevent Slips & Falls This Winter

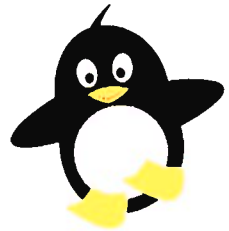
Please keep in mind that winter conditions can be dangerous and require everyone's attention to prevent slipping and falling.

Remember that we are all responsible for exercising good judgment when walking in icy conditions.

No matter how well snow and ice is removed from parking lots and sidewalks, it's important to be prepared and continually aware of slippery surfaces.

Keep the following safety tips in mind:

- **Walk Like a Penguin:** Point your feet out slightly and shuffle. Spreading your feet out slightly improves your stability. Bend slightly and walk flat-footed with your center of gravity directly over your feet as much as possible. Keep your hands out of your pockets and extend your arms out to your sides to maintain balance. Keep the weight of whatever you are carrying distributed evenly to provide better balance.
- **Wear shoes or boots that provide traction on snow and ice.** Neoprene and non-slip rubber are best.
- **Avoid shoes with smooth soles and heels.** Various products are available that can be strapped onto your shoes to provide better traction.
- **Use caution when entering/exiting your vehicle** as the ground may be slick.
- **Walk S-L-O-W-L-Y.** Plan extra time so you are not rushing. Shorten your stride. Overly long strides affect both traction and your center of gravity.
- **When using steps, always use handrails.**



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Winter Driving Tips

- 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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- Updating light fixtures on shared garages (Phases I and II).
- Revamp entrance signage.
- Get estimates on color coating the tennis/pickleball courts.



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; however, if an owner fails to comply, the Board of Directors will be forced to impose penalties in the form of a fine.



Ice Dams and Attic Condensation

Ice damming

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 snowmelt 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.

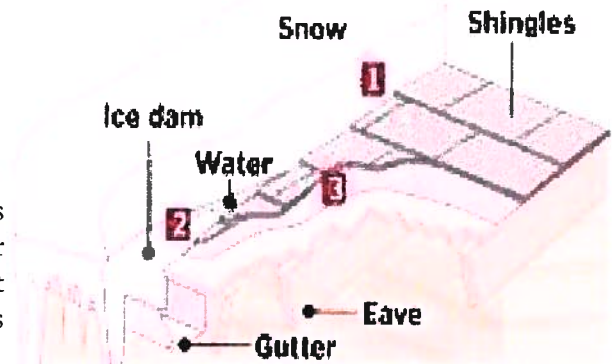
The right weather conditions for ice dams is usually when outside air temperatures are in the low 20s (°F) for several days with several inches of snow on the roof.

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.

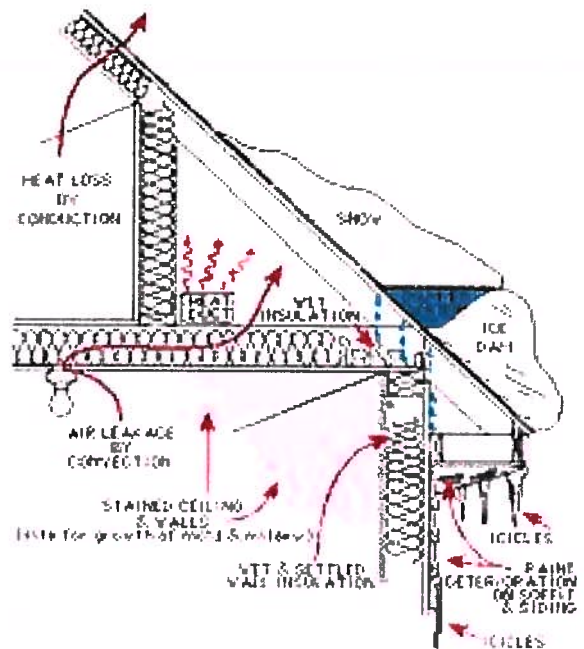
Attic Condensation

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.



1. Snow melts over the heated area of the roof and runs down to the unheated eaves and refreezes.
2. Ice builds up forming an ice dam.
3. Water from melting snow backs up under the shingles and roof, leaks into the house causing damage.



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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.

