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## Welcome, New Neighbors!

Welcome to High Meadow!

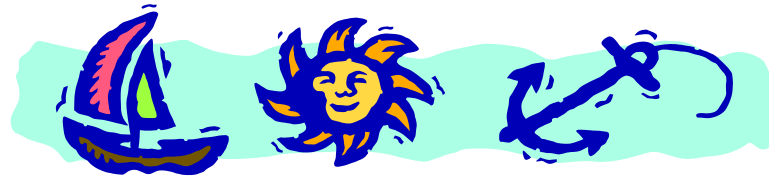
Welcome to...

Mr. & Mrs. Matthew Hoyt            18 Ledgewood

Mr. & Mrs. Justin Anderson        3 Pondview

Mr. & Mrs. Arthur Tuttle            3 Westview

We hope you'll love living here. Please feel free to contact the Tax District or Homeowners Association Boards, Greenfield Property Management, or your neighbors for anything you need!



## Planting Beds and Patios in Limited Common or Common Areas...

### Who's Responsible?

**By Kathy Craig**

No one at High Meadow owns the land outside of your unit. This property, even if it is exclusively your back yard, is common or limited common property, which each of you owns an equal, undivided interest in. Planting in the beds around your unit, or removing plantings, is strictly prohibited without written approval by the Tax District and Association Boards. In most instances, these requests are approved as long as they are in keeping with the landscape style of the community. Once you have permission and begin to plant, these plantings become your responsibility to maintain. The same is true for decorative borders placed around beds, trees, or the installation of patios.

Water, septic, electric, phone and cable lines all run underground at High Meadow. If work has to be done to these utilities, or other infrastructure such as retaining walls, and you have made improvements, the Association and Tax District are not responsible for restoring your

improvements. For example, if there is a water line leaking under a patio you have installed, the patio will be pulled up and the broken water line repaired by the Tax District. It is your responsibility to put the patio back. If you plant rose bushes that require regular pruning, you are responsible to have them pruned.

Every summer we hear at least one report of the landscapers pulling out someone's plant, mistaking it for a weed. The landscapers do their best to identify perennials verses weeds, but they do make mistakes. If something you put in gets mistakenly pulled out, it is not the Tax District or Association responsibility to replace. These are risks you take when you plant in the common area.

We encourage all of green thumbs, but please remember to request permission first.

## **Do's and Don'ts: A Reminder of Community Rules**

### **By Kathy Craig**

My least favorite thing to do as a property manager is to send out notices of violations, or fines for violations, however, it inevitably happens. I would like to remind everyone of the property do's and don'ts in an attempt to avoid fines.

Everyone knows that condominium living requires consideration of your neighbors and cooperation from all to insure that High Meadow is an enjoyable community.

### ***Parking***

Parking rules are in effect on all High Meadow Roads. Parking overnight, 2:00 am to 5:30 am is prohibited. There is visitor parking by the clubhouse. Parking on the lawns, even if it is off of your driveway is prohibited. The landscaper cannot properly maintain the lawns if vehicles are partially on them. Parking, even temporarily, at the top of Ledgewood Drive to pick up or drop children off for the bus is not permitted in front of the posted area. We have had several near misses that could have resulted in serious accidents. The intersection of Ledgewood Drive and Route 133 is dangerous enough without vehicles crowding the sides of the entrance. This designated no parking area is for your safety and the safety of others.



### ***Pool***

Pool rules are in effect for everyone's safety and enjoyment. There are 79 families at High Meadow. The pool is simply not a large enough area to accommodate multiple guests per household. You are permitted two guests, but you must accompany them. Imagine if everyone brought two guests at the same time, there would not be enough room. Additionally, food and beverages, other than water, are not permitted inside the pool fence. Parents are asked to supervise their children. Keep the noise level down, and try not to splash other residents. If you use an umbrella, please close it back up when you are done. Umbrellas blow and break in heavy wind, and summer thunder storms are always a possibility. While key access is a minor inconvenience, it is for the safety of all. As owners, you all share in the liability of the swimming pool. The gate must be kept closed and locked at all times.

### ***Pets***

Pets are a member of your family, but not your neighbors. Please remember to keep your dogs leashed at all times, and clean up after them. Additionally, you cannot tether your dog outside, or leave it on your patio or deck unattended.



### ***Rubbish***

Rubbish is picked up weekly on Tuesday. You may not leave your rubbish receptacle outside at the end of your driveway on Tuesday night because the cans get knocked over, impede the road, and look ugly. All cans must be brought back inside by the end of the same day that rubbish is collected.

## Cable Service Update

### Charter/DirecTV/AT&T UVerse

By Pete Citrone

At the Annual Tax District (TD) meeting there was discussion on the status of Charter's cash (\$7900) offer to sign up High Meadow on an exclusive use of underground cable basis. Such a deal would mean that no other provider could use the existing underground cables.

The consensus sentiment of those in attendance at the meeting was that there are too many negatives associated with their offer:

- (1) Time period too long (10 years)
- (2) Signal quality not acceptable today (frozen screens, loss of complete signal, tiling / pixilation)
- (3) Concerns on viability of Charter due to financial issues.

**Charter** was informed that their offer was declined, but might be reconsidered if the time was shortened and new cable was laid at no cost to HM. Their response was a chicken and egg situation in which they said no new cable would be considered without a signed exclusive agreement. However, they sent a technician onto the property (week of 6/13) to investigate the quality issues. The tech made adjustments to "nodes" and Charter is interested in whether there is real improvement.

**Owners may call Bob Thomas at Charter directly (203-304-4028) to report continuing issues or if problems have resolved.**

I have seen slight improvement with the tiling problem.

In the meantime, **DIRECTV** was contacted to explore the possibility of hooking up HM complex with a master dish set up. They sent in a list of questions, an agreement for satellite service exclusivity and some representative program package costs. Direct TV was given the basic property layout, number of units, number of buildings, age of underground cable, if any cable is connected daisy-chain fashion between units, etc. The representative believed the one-time infrastructure cost to owners would not be cost effective but will supply a pro forma cost work up. We expect to receive this estimate by the end of June. Additionally there are questions on "rights to use" of cable where owners want or need to keep Charter phone and internet service. The program / HD / DVR prices from Direct TV are much lower than Charter (bundled). In the long run it may prove better to hook up on an individual owner basis.

**AT&T U-verse** – We are still waiting on input from AT&T as to when / if service will be available to HM property. We know they are moving service closer to us but we are unable to get a time line or determination.

The Board will continue to explore these options and seek to obtain the best quality service for our residents at the best rate.

## Important Contacts

### High Meadow Website

[www.highmeadowhoa.com](http://www.highmeadowhoa.com)

### Greenfield Property Management

(203) 791-9936

## Community Resources

Looking for local news and events? Check out these resources:

<i>Brookfield Patch</i>	<a href="http://brookfield.patch.com/">http://brookfield.patch.com/</a>
<i>Town of Brookfield</i>	<a href="http://www.brookfieldct.gov/">http://www.brookfieldct.gov/</a>
<i>Brookfield Schools</i>	<a href="http://www.brookfield.k12.ct.us/">http://www.brookfield.k12.ct.us/</a>
<i>Brookfield Craft Center</i>	<a href="http://www.brookfieldcraft.org/">http://www.brookfieldcraft.org/</a>
<i>Brookfield Library</i>	<a href="http://brookfieldlibrary.org/">http://brookfieldlibrary.org/</a>
<i>Brookfield Museum and Historical Society</i>	<a href="http://www.brookfieldcthistory.org/">http://www.brookfieldcthistory.org/</a>

## Committee Updates

By Kerri Pierz

Thank you to all who have responded to our request for volunteers to serve on committees to take on certain projects around High Meadow!

### ***Sewer/Septic***

Members: Tulio Lopez, Steve Dwyer, Frank Capatano

Septic system at High Meadow is failing. Sewer/Septic Committee has been charged with evaluating options for maintenance/repair of existing system, or tying into public sewer system.

Option to tie-in to the Center School Sewer Line is viable. Some initial applications have been submitted to the Brookfield Wetlands Committee. It will be necessary to do the work in the wetlands area during the dry season (summer).

Working with Nelson Malwitz Chairman of Brookfield WPCA

Engineering work necessary to determine best route for HM to tie-in to this existing line. Water Pollution Control Authority (WPCA) approved funds to do engineering work. Start date not known.

Costs: The final cost will not be known until the engineering study and pipe routing plan are completed, and the total number of hook-ups is determined. The original estimate was a total project cost of \$1.5 million, which means an average \$950 per year per unit for 20 years, if HM is the only hook-up. We are hoping these costs could be decreased if other condos also participate in the project. Additionally, there is an \$85 per quarter usage fee. These estimates compare to a cost of \$1.8 million to rebuild HM septic fields over 5 years.

### ***Recreation***

Members: Kerri Pierz, Jeff Dunkerton

Evaluate needs for recreation facilities at High Meadow: tennis courts, basketball court, pool, playground and Club House

New rubber mulching has been laid down in playground

Board considering option of installing basketball hoop at end of the far tennis court instead of repaving the current basketball court. Costs and feasibility are to be evaluated at the next monthly Tax District meeting (July).

New group of volunteers has stepped up to take over responsibilities for daily opening and closing of the pool



## **Committee Updates (continued)**

**By Kerri Pierz**

### ***Land Development***

Members: Steve Stuart, Frank Capatano

Evaluate opportunities (sale, build, cell tower) for undeveloped land owned by High Meadow

Additional work on hold pending sewer line project

### ***Communications***

Member: Kerri Pierz

Creation and publication of High Meadow Dispatch

**\*Additional committee members needed**

### ***Finance***

Member: Mike Lofrumento

Creation of Reserve Study, calculation of amortization, and fund collection over time

Mailing sent from Greenfield to all owners to clarify new monthly Tax District and Homeowners Association fees, and amount of first installment of Special Assessment. New fees go into effect July 1<sup>st</sup>. First of four installments of Special Assessment is due July 1<sup>st</sup> – subsequent installments will be due annually by July 1<sup>st</sup>.

### ***Landscaping***

Members: Jackie Wetmore, Kathy Craig, Pete Citrone

Evaluate landscaping needs throughout property

Completed the removal of the white stones from the garden beds on Eastview so they could be replaced with mulch like the garden beds throughout the rest of the property

Project underway to re-landscape the garden around the High Meadow sign at the main entrance



## Reserve Funding Project Status

We do not take the request for Special Assessments lightly. We know that the economy continues to struggle in many areas, and we are all trying to avoid additional out-of-pocket expenses if possible. We appreciate that our residents recognized the importance of building our Reserve Funds so that we can maintain the high quality of our property and its amenities. With the approval of the Special Assessment to build an appropriate Reserve Fund for important upcoming projects, we will utilize space in this Newsletter to continue to update you on the progress, and show where your money is being put to work.

<i>PROJECT</i>	<i>TOTAL COST</i>	<i>YEAR 1 COST</i>	<i>PROGRESS</i>	<i>NEXT STEPS</i>
<b>COMPLETED PROJECTS</b>				
Tennis Court	\$19,475	\$0	Only maintenance (cleaning) planned for 2011. Crack	Cleaning completed
<b>ON-GOING PROJECTS</b>				
Roof Repairs	\$531,815	\$33,595	Roof work on 29-39 Ledgewood will begin at end of July	
Retaining	\$67,482	\$26,201	8 retaining walls completed	12 walls left to do
Tree Care	\$204,750	\$19,500	Contract with Sunset Tree for \$7500 to do all pruning and removal; additional costs for stump removal. Quote well	Work to began week of 7/3/11
Basketball Court	\$2,500	\$2,500	Initial quotes received for new basketball hoop	HMTD Board to evaluate options for custom hoop to be installed at end of tennis court vs. repaving and replacing hoop in existing location.
<b>ON-HOLD PROJECTS</b>				
All Septic fields and 39-45LW	\$2,025,000	\$25,000	On hold waiting town sewer plans	Re-evaluate with progress of sewer project
Foundation Support: 50 LW	\$25,000	\$25,000	On hold	Need engineering study to determine type of support
Driveways	\$94,215	\$6,281	Driveways have been prioritized by Board.	Work to begin after collection of assessment
<b>FUTURE WORK</b>				
Pond Rehab	\$20,000	\$0	Work planned for 2012	None at this time
Road Paving	\$95,000	\$0	Work planned for 2015	None at this time
Pool Liner	\$10,000	\$0	Work planned for 2020	None at this time