



GLEN RIDGE COOPERATIVE

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COMMUNITY NEWS



IN CASE YOU MISSED THIS..... After many months we can now announce that **Glen Ridge has a new updated Website** to share with all. **The new website is now live. Go to glenridgect.com and check it out.** There you will see tabs on the home page for you to click on. There now is a “member’s (only) section”. Enter the **password GLR11Syc** to access. While in there you will be able to write up your service requests, access the latest member’s phone /e-mail list, member’s forms, the current & past newsletters, Executive Board monthly approved minutes, Administrative monthly reports & more. Member’s who currently receive their newsletter via e-mail will need to go to this web site under the Member’s section to read it. Due to budget reasons starting with the NOVEMBER NEWSLETTER next month, we no longer will be delivering the newsletter. Anyone who can’t print may come to the office for a hard copy. Any questions or concerns please call or e-mail Stan or Linda in the office.

STAN’S MEDICAL LEAVE: Stan will be out of the office for at least four weeks starting on Monday, October 4th. Linda will be on vacation next week, and will be back in the office on Monday, October 11th. Next week someone will open the community room door for anyone wanting a book or to leave a service request on the board. Approximate time will be around 9a.m. and locking back up around 3p.m. Payments for October can be dropped in the locked mailbox outside and arrangements have been made for someone to check the mailbox daily.

UPCOMING MEETINGS: Check out the October calendar in today’s packet for upcoming meetings and times.

AN UPDATE ON RICH GAYNOR: Rich is recovering nicely from his surgery. Although his scheduled day to return to work is October 23, 2021, he is hoping that this doctor will release him to return earlier. He is very appreciative of the many cards and well wishes that he has received from glen ridge members.

THE NEXT HOSPITALITY EVENT will be on Monday, October 4th.....The decision will be made at that meeting regarding this months event. I will be sending out an invitation when I get informed. Stay tuned.....

On another note... Cynthia Wickless has an electric hospital bed if anyone is interested for free. Contact her with any questions.



<<<<<Stans Two Bit Corner on back >>>>>

PARTICIPATION IN SMALL GROUP MEETING ENCOURAGED

As you know, the Executive Board will be scheduling small group meeting on a building by building basis during the next 4-6 weeks. These meetings are being held in order to provide all Cooperative members an opportunity to provide feedback on the existing management structure and responsibilities and what it should look like moving forward.

This review is necessary and timely in that I have provided notice to the Board that it is my intention to retire on January 3, 2022. It is also necessary because in the initial draft of the 2022 budget, I advocated to increase the Administrator's position to full-time with benefits because it is no longer a 24-hour per week position. In the last couple of years, more and more of my time has been spent on coordinating and overseeing capital improvements and responding to owner's request for repairs that are the Association's responsibility. The fact is that the buildings are aging and the Association will need to start replacing building components such as windows and sliding doors. That will require much more time on the part of the Administrator. Combined with the need to increase the annual contribution to Replacement Reserves, as indicated by the Reserve Study that was recently completed, and so that the Association will have the funds to make the improvements, it will require an increase Association fees in the coming years.

Subsequent to my recommendation, a subcommittee of the Board held a meeting with Tammy Lautz, Director of Property Management for EHM, and it was agreed that 2022 will be treated as time to review and perhaps make changes to the management model. It was agreed to increase the number of hours of the Administrator to 27 hours per week, without benefits, while only completing capital improvements that cannot be postponed.

Therefore, it is really important that all members participate in these small group meetings and share their thoughts and recommendations. The resident members of the Board will be facilitating these meetings and they are now in the planning and preparation phase of this process. Having managed condominiums where getting owners to participate in the planning process was always a struggle, and comparing it to my experience at Glen Ridge, I am confident of the success of the process you will be undertaking!