



**GLEN RIDGE COOPERATIVE**  
**11 Sycamore Drive, Storrs, CT 06268**  
**860-429-2202**  
***glenridge@ehmchm.org***

**DECEMBER 2021**

**COMMUNITY NEWS**

Anyone who can't print this newsletter, now that it is only on the web site, may come to the office/community room for a hard copy. Any questions or concerns please call or e-mail Stan or Linda in the office.

**UPCOMING MEETINGS:** The Hospitality Committee will meet on Monday, December 6th, at 1:30 PM in the Kremer Room. Building and Grounds, and Finance Committee will not meet. The Executive Board will meet on Wednesday, December 15th, at 1:00 PM to elect officers. There will be no other business conducted at this meeting. This meeting will be a hybrid with those Directors able to attend in person and the others, as well as members attending virtually. A meeting invitation will be sent on Monday, December 13th. The December 2021 calendar on this web site will show these will show these dates, as well.



**THE MAINTENANCE CREW** are asking the community to be careful driving and to slow down when you see them working. Their equipment is loud and cannot always hear a vehicle approaching. A few close calls have been reported lately.



**NEW 2022 PAYMENT COUPONS:** Anyone needing 2022 payment coupons are to e-mail Linda at [lvaillancourt@ehmchm.org](mailto:lvaillancourt@ehmchm.org) as soon as possible so she can make them in a timely fashion.

On the web site you will find your invitation to the Annual Glen Ridge "Holiday Cookie Swap." This will be taking place during the coffee social on Wednesday, December 15th at 3:00 PM .

**THE NEXT DECEMBER HOSPITALITY EVENT** will be a "Holiday Open House." Your invitation will be on the web site. It will be at 3:00 PM, Wednesday, December 29th. This will be a catered event and they'll be no charge.

**PARKING DURING SNOW EVENTS:** As we have done each winter, whenever there is a forecast of snow, sleet, or ice, we ask owners to park their vehicles in their garage space. The overflow parking is on Pond Road. Since this parking area doubles as parking for visitors to Building 5, please move your vehicles after our grounds crew has cleared the snow.

**THIS MONTH, THE SING-ALONG WILL BE THE ANNUAL HOLIDAY CAROLING** again this year on Sunday, December 19th, at 5:30 PM throughout Glen Ridge as we've done for the past few years. More details will be coming soon.

**HOLIDAY OFFICE SCHEDULE:** The Glen Ridge office will be closed on Thursday, December 23rd and open again on December 27th after Christmas. It will be closed again on Thursday, December 30th and reopen on January 3, 2022.

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



**"HAVE A VERY SAFE AND HAPPY HOLIDAY SEASON!"**

**STAN'S TWO-BIT CORNER****VALUE OF PARTICIPATION AND CONSENSUS BUILDING**

As I pondered what to share in my final Two-bit article, I decided to look back to the August 2018 to see what I wrote in my first article. That article emphasized the need for full participation and consensus building on the part of members if they value a harmonious community life. It seems that same message is just as relevant today.

Last month the Executive Board initiated small group discussions on a building-by-building bases for the purpose of listening and gathering member input as the community embarks on a process of examining the management structure and services while also updating the governing documents so that they are in compliance with the Common Interest Ownership Act and other laws that the Cooperative is subject to. These discussions also raised other issues that the community will need to address. At the same time, the members will have to make decisions regarding the replacement of building components of fifty-one units scattered in fourteen buildings, infrastructure such as roads, parking areas, and walkways, and management of thirty acres of trees and shrubs, which will strain the balance of the Reserves.

As the community moves forward, I offer some guidance. During my 40+ years of property development and management, I learned to make recommendations and decisions based on the safety and security needs of residents, reduction of risk management to avoid legal liability for decisions made or not made, and preventive maintenance to avoid small repairs from becoming big repairs.

Next week, you will be electing new directors to the Executive Board. Glen Ridge has benefited from the experience and expertise of the current board members. They have been committed, fair, and made decisions that is in the best interest of the community. Most of all, they have worked as a team. Between now and the annual meeting, members will have an opportunity to sign up for committees. These committees are critical to the harmonious function of the Cooperative and you need members who can bring not only interest, but some knowledge and experience to bear. While all committees are important, I believe that in the next year, the Building and Grounds Committee and Finance Committee will have to make difficult yet important decisions. One thing that I worry about is that a number of members are not present during the winter months and others may not be here for part of the summer months. They often hesitate to participate in the committees. My hope is that with the ability to conduct hybrid meetings with some in-person attendance and others joining virtually, that full participation is possible so that you will benefit from all members knowledge, experience, and expertise.

As the community moves forward in examining the management structure, I would encourage the Executive Board to consider creating a Request for Proposals and solicit quotes from other management companies so that the community can compare the services and cost of management they have now through Elderly Housing Management, and other professional management companies.

Thank you so much for the opportunity to serve!