



# The Woodlands Newsletter

THE WOODLANDS AT ISLIP  
120 Finch Lane • Islip, NY 11751

April-May 2012

## Annual Shareholder Election and Meeting

The annual meeting of shareholders is scheduled to be held at 7 p.m. on May 24 at the Islip Library, located at 71 Monell Avenue.

It is at this meeting that we elect the seven-member Board of Directors of The Woodlands complex.

Being a Board member requires a fair amount of your time, attending at least 10 meetings, and sometimes you have to make hard decisions for the good of the whole community, but the position also brings the reward of seeing your investment appreciate and your surroundings reflect that improvement.

A Meet the Candidates night is scheduled for Wednesday, May 16, in the gazebo area starting at 6:30 p.m.

Ballots with names of all who announce their candidacies by the due date will be printed and mailed out to all shareholders. We encourage everyone to come, meet, and vote for your representatives.

If you cannot make it, please vote by proxy: make sure to fill in the candidates of your choice before you hand over your ballot to another shareholder who will be going to the annual meeting. It's important to choose those who represent YOU.

## Memorial Day Weekend Planner



**The Pool opens on May 26–28,  
Summer of 2012**

**Join us for giveaways,  
an auction, and fun!**

REMINDER:

Children under 16 have to be  
accompanied by an adult.

## Memorial Day Benefit Auction

Memorial Day weekend is around the corner. Please join us in helping our military men and women by participating in a benefit auction. We need gift baskets and/or donations of services for a "Chinese Auction" to be held at 4 p.m. on Memorial Day. Auction items will be on display all weekend when the pool is open. ALL proceeds (100%) go to benefit our military, so please donate what you can. You can write our Web site or call 631-650-0316 for more details and the Hospitality Committee will be happy to pick up your donation.

THANK YOU IN ADVANCE!

## Important!!!

**The annual meeting of the  
Woodlands at Islip  
is on May 24 at 7 pm at Islip Library.**

## Local Cooperative Sales on the South Shore

compiled by Jan Fineman

Recently, we have learned that several interested buyers of apartments at The Woodlands are attempting to "low ball" the sellers with prices which are significantly below the market value of the units. In order to assist you when making decisions on how much to sell your apartment for, below is a sampling of recent actual listings in our area.

Please note that the average of the last three sales of a one-bedroom unit is \$135K.

	PRICE RANGE	AVERAGE
STUDIO		
Forest Green	\$75K	\$75K
Woodlands	\$87.5K-96K	\$89,860
<b>Average studio</b>	<b>\$87,383</b>	
1 BEDROOM		
Forest Green	\$72K-\$114,900	\$90,322
Woodlands	\$135K-\$143K	\$135,000
East Islip	\$99,500-\$159K	\$131,080
West Babylon	\$99,900-\$175,900	\$147,054
<b>1-Bedroom avg</b>	<b>\$125,864</b>	
2 BEDROOMS	<i>(not duplexes)</i>	
Forest Green	\$125K-\$154,900	\$141,250
Woodlands	\$149K-\$195K	\$172,225
East Islip	\$124,900-\$168K	\$142,272
West Babylon	\$179K-200K	\$188,760
East Islip +55	\$239K-\$259K	\$249,000
<b>2-Bedroom avg</b>	<b>\$178,701</b>	

NOTE:

- Forest Green units do not have DECKS
- East Islip units do not have DECKS or a POOL
- West Babylon units do not have a POOL, although some have DECKS
- East Islip 55+ units do not have DECKS or a POOL

The Woodlands now has its own sewer cleaning machine as well as a restriping machine. Both machines have already been put into use, realizing cost savings for our community.

### CONTRACTOR SEASON

The weather's getting warmer and you may have plans for a new deck, renovations in your unit, renewing your floor treatment, or refacing your kitchen. Please remember that major alterations have to be approved by the Board. Please pick up a contractor information form at the Maintenance office or download it off the Web site, fill it up, and submit it to Management along with copies of your contractor's license and insurance papers for the Board's review. All of us live side by side and we need to maintain the integrity of our units and building structures.

Some Tips:

- **Be considerate of your neighbours.** Loud banging or drilling is never pleasant to live with for a lengthy amount of time. Floor treatments, especially polyurethane stains, and some non-waterbased paints emit a very strong odor which can be hazardous to the health of someone with respiratory ailments or allergies, or to shareholders' pets. However, being courteous enough to inform your neighbours beforehand does much toward their tolerance of these necessary situations. They can keep windows open for themselves and/or pets, or they can make arrangements to be elsewhere for the time the work will take.
- Make sure your contractor does major work only between the hours of 9 a.m and 5 p.m. on weekdays and from 10 a.m. through 4 p.m. on Saturdays. No construction work is allowed on Sundays.
- Use a contractor with whose work you're familiar and/or who has the proper license and insurance papers.
- Know that estimates are never exact. Plan for extras.
- Make sure you give your contractor a firm idea of when you expect the job to be done, but be flexible in your expectations.
- When considering materials, do try and choose water-based items to make for the least toxic/noxious emissions.

### Good Reviews for New Landscaper

We hope everyone is pleased with the ongoing work and efforts made by our new landscaper. The black mulch was put down with great care taken not to damage new shoots and the edging is nice and sharp. Now, if only they could banish all the weeds and dandelions in a lot of lawn areas!

### To whom do we report our concerns?

- All concerns about landscaping, repairs, or parking need to be sent to our Superintendent, Charlie, by phone, via the dedicated maintenance link on our Web site, or by work order forms that can be found near the laundry building. If they are sent to the Board or the Web site link, they will be forwarded to Charlie.

### What's in Your Credit Report? from Bill Wenger

One of the projects I am working on is establishing our credit. When I took office, one of the things we tried to do was open an account with Lowes. We were turned down, and in the process of following up, I found out that as a corporation, we did not exist. I have been working with Dun and Bradstreet to correct this. As an individual consumer, you, too, are entitled to a free copy of your credit report. You can go to [www.annualcreditreport.com](http://www.annualcreditreport.com) and request a copy. You are entitled to one free report every year, and can pick from the three major credit reporting agencies. Experts say that you should get one every year and check it, not only for errors, but also to see if there are any accounts that you don't know about—a possible sign of identity theft.

### BASEMENT CLEANUP GOES ON

**Our staff is continuing basement cleanup. All personal shareholder items should be in storage bins.**



### Our Mail Lady Says...

People must pick up mail daily. Some people do not pick up for days, so she will return mail to the Post Office if what she has cannot fit in your box anymore.

Also, if you go on vacation a "hold mail" request needs to be put in if the vacation is for longer than just a weekend

### Reminders for Co-op Living

- Please be conscious of not littering throughout the complex. There have been reports of seeing beer cans and fast food trash in the street on Cardinal Lane and Tohee Place.
- Mailbox garbage cans are for mail garbage only. Regular household trash should be thrown into the dumpsters.
- Keep all pets on a leash, especially dogs, since they are the majority of pets walked outdoors. Even if you have the friendliest pet, other residents may react badly if it's running around loose.
- Once again, no parking or blocking secondary gate will be allowed. Violators will be towed at the vehicle owner's expense.