



The Woodlands Newsletter

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

August 2012

UPDATE ON GAS CONVERSION

We are happy to report that gas conversion is proceeding very successfully with the combined efforts of our Superintendent who continues to work very closely with our contractor, Absolute Heating, and with National Grid, even after regular work hours.

Our complex is already seeing improvements in heating and, in some cases, water quality.

As of Friday August 24th, The Woodlands had 13 buildings converted to gas running the hot water heaters with town inspection permits. The remaining four buildings, which are serviced by the last two boilers, are being inspected next week for meter placement to complete gas conversion for the hot water service. We are planning to have the gas heater conversion completed by early next week. We will have updated all of our water heaters so each of them is self-sufficient. This means we can shut off our gas heat burners from May 31 through Oct 1st. (Big Savings) We will have gas in all the buildings and all the oil tanks and piping for oil will be removed. Our contractor can install gas heat boilers without any service interruption to the community. The board will discuss costs and more specific information on 9/11/12 at the open share holder meeting.

We thank the community for its patience and cooperation while the current work is being done.

SEWER ISSUES

There has been a rise in sewer back ups caused by flushing Swiffers and baby wipes, *especially in Building O*. Although our complex now has its own equipment for sewer maintenance, all residents still need to be careful about what is thrown into toilets.

PLEASE flush only regular toilet paper and throw everything else into a trash bag to be disposed of in our dumpsters.

KUDOS TO THE STAFF

This summer has seen almost a record share of extremely hot and uncomfortable weather. Yet our staff has been working diligently outdoor: on ladders, in the basements, painting, fixing AC sleeves, and making the Woodlands a better place to live. New and potential owners have stated that our complex is in far better condition than many. KUDOS TO OUR GUYS!!!

Shareholder meeting

**There will be a shareholder meeting on
Tuesday, September 11, at 7 p.m.
at the Islip Library.**

**The library is located at 71 Monell Avenue,
which is off of Main Street.**

WOODLANDS POOL INFO

It's almost the end of summer and the end of the Woodlands Swim Club. The pool is open until Labor Day (Monday, September 3rd), and closed from Tuesday, the 4th, through Friday, the 7th. We have one last weekend that the pool will be open: September 8-9, after Labor Day.

Pool hours for the weekend after Labor Day:

Sat., Sept. 8: 12:30 - 9:30 (party 6:30-9:30)
Sun., Sept. 9: 1 - 7:00 (party rain date 4-7)

End of Summer Party

*An Invitation to
all Woodlands residents*



The End of Summer Party is almost upon us. We'd love for everyone to come together in friendship to celebrate a great summer season. To make sure that we have the right amount of food and giveaways, we need a specific RSVP from everyone that's sure to make it.

Our staff has put RSVP forms in all doorways, and filled-out forms should be put in the mailbox at 120 Finch Lane (by the pool house) no later than Friday, August 31st.

To ensure that everyone has a good time and that there is adequate food and refreshment, IT IS VERY IMPORTANT that forms are returned with the number of people who are attending!

Have you seen our new Web site?

The name may be the same (**www.woodlandsislip.com**), but our Web site has a new look! Our Webmaster, shareholder John Chiamonte, has added features like a slideshow, Google map, and updated all menu items and links so it's more user-friendly and encompasses information about our complex and our town.

Of course, we can still see important announcements, read letters from the Board, smile at (and reminisce with) pictures of many of us at fun events sponsored by the Hospitality Committee, or fill out maintenance requests. Most house rules will be updated as well, so please check it out on a regular basis to keep current.

If you would like to contribute information for the Web site or have any ideas for new features, use the Contact Us page or drop a note in the mailbox at 120 Finch Lane, Attn: Web Site.

Good News Corner

In this corner, we present COMP SALES for the months of July and August:

Three one-bedroom units sold for:

- \$130,000
- \$137,000
- \$130,000 (cash sale)

A duplex sold for:

\$180,000

A simplex* sold for:

\$150,000

**This is the first simplex sold in more than six years*

NOTE: All sales listed above are regular sales, and not foreclosures or short sales.

This way, we can gauge the real prices our units are going for.

Upcoming Major Projects

As we say farewell to the summer months, we have several more projects that will take place throughout the Fall season and one that is planned for Spring:

- Repair to the brick wall in Building K that has cracked and is separating from the structure. Based on our finances, this project will be started sometime in October.
- Landscaping of the two sides of our main entrance. Our landscaper has given us a proposal of what plants are suggested to look the best in all seasons. Based on our finances, this project will be started sometime in October.
- Repair to the large crack that has appeared in the pool floor. This will require resurfacing (acid washing and pool or marble dusting*) and will probably be done in the Spring prior to the summer opening of the Woodlands pool. (*Marble dusting is a smooth yet slip-proof plaster finish.)

FIVE MOST ABUSED HOUSE RULES

Over the past several months, the Board has received reports of house rules that are being repeatedly ignored or just not followed. Below is a list of the Top Five.

1. Pets being adopted before request has been made to, or received by, the Board.
2. Construction being done on weekends and/or after hours stated in our House Rules.
3. Parking illegally in front of the back entrance, in marked shareholder parking spots that belong to someone else, and in the inner circle
4. Large trash items like furniture and carpeting being thrown into dumpsters that are for regular household garbage.
5. Decks being used for unsightly storage and inappropriate behaviour

Our house rules are in place to make sure everyone has the same good quality of life as their neighbour. How about we try to keep them and encourage everyone else to do the same?

Ongoing Projects

- Sidewalk repairs are being done on an as-needed basis
- Painting of buildings is scheduled to be done as a long-range plan based on financial viability each year.