



The Woodlands Newsletter

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

February/March 2013

❄️ ❄️ SO FAR, SO GOOD ❄️ ❄️

Happy March to all! We managed to get through Superstorm Nemo early last month and we hope this month goes out like a lamb. It's time to "spring forward" into Daylight Savings Time again at 2 a.m. on March 10th, so **don't forget to set your clocks forward.**

Here are some highlights to start 2013:

We ended last year on a positive note financially. The Woodlands accounts are positive and solid once again, so we may not have to have a maintenance increase. . . which is something to celebrate!

Our current financial stability is inspite of Hurricane Sandy and Superstorm Nemo, so we are very lucky compared to others in the tri-state area. The Board accomplished this through diligent planning and strategic negotiating of contracts, as well as by working with our Superintendent and Managing Agent to closely monitor what monies come in and what monies go out. Our attorney has also been very successful in recovering funds and arranging payment plans when necessary.

Our reserve account was slightly depleted since money was used to fund the gas conversion, but that money will be paid back from the savings we stand to gain from the lower cost of natural gas.

We continue to sell units at prices that are competitive with, or above that, of co-ops in our area.

Our major project for 2013 includes the commencement of building painting, a job that should take three years for 17 buildings.

*** RESIGNATIONS ***

Board member Paula LaManna has stepped down from the Woodlands Board since she has put her unit on the market and she feels she will not be able to provide the time and dedication needed as an elected official on the Board of Directors. The Board of 2012 thanks her for her years of service to the community and wishes her well in this new stage of her life.

Building K captain Rose Ann Petrizzo has also recently resigned due to personal reasons, and we thank her for her service as well.

BOARD APPOINTMENT

The Board has voted in Erika Arroyo as a full voting member and her acceptance fills the position recently vacated by Paula LaManna. Erika has been a Woodlands shareholder since 2001. She served as an adjunct to the Board in mid-2011, was appointed Assistant Secretary to the current Board in 2012, and is responsible for the Woodlands newsletter.

Please note that Erika's appointment is within the By-laws and authority given to the Board of Directors.

🚗🚗🚗 Towing Info 🚗🚗🚗

CHARLIE'S TOWING

631-277-9032

Towing fees: \$125.00 plus \$25.00 per day storage fee

**** Shareholder meeting ****

The Woodlands Board is holding an informational shareholders' meeting at the Islip Library (71 Monell Avenue) on Wednesday, March 27, 2013, from 7-9 p.m.

PARKING PROBLEMS

Cars and moving trucks are still being parked in inappropriate areas (on the lawns/sidewalks) and parking in the inner circle is being abused. Please note that the parking rules that were suspended during and right after Superstorm Nemo hit are now back in effect.

Once again, the notice is served that cars can, and will, be towed when necessary and that all share-

holders are responsible for their guests' parking and behaviour.

"Warehousing" (or parking of non-resident vehicles) of cars for relatives, guests, or friends is absolutely not allowed. Neither is long-term visitor parking allowed without the Superintendent's knowledge and approval. We need all spots for shareholders who live here full-time.

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NEMO AND THE LANDSCAPER

The recent Superstorm emphasized just how important it is that our snow parking regulations are followed. Parking protocol for when snowstorms are due is as follows:

When the weather reports indicate that there is to be 2 inches or more of snow, all Woodlands residents have to follow emergency parking regulations. Shareholders can move cars to a visitor spot or other area so the plows can clear assigned spots. Reserved parking status is suspended during snow events until most snow is cleared away.

This helps snow removal get done more quickly and efficiently. We give kudos to our new company, Giannini Landscaping, for being on top of snow clearance, starting the evening before the storm and through the next day, so our community had roads clear to drive on even when most of the town roads were still impassable.

We know that a few shareholders felt that the cleanup was not quick enough for them, but we have to remind everyone that we got record levels of snow in a record amount of time. We have 13 parking lots, an approximately half-mile circle, 300 shareholder parking spots, and 65 visitor spots. Combine that with many snow drifts exceeding 30 inches and you have a situation in which patience is called for.

Let's hope the extreme weather is done for now!

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Pet Survey

Pet survey forms are in the works. Building captains will soon be passing out forms for information about residents' pets. These are to update our records on which shareholders have any pets so that, in case of emergency, they can be rescued or taken care of.

Once you get your form, please fill it out as quickly and completely as possible and return it by the date specified on it to Charlie or to the mailbox at 120 Finch Lane (the pool house building).

Quality of Life Corner

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Would you like to come out of your unit in the morning and be greeted by piled-up bags full of garbage that just sit there for days? What would you feel about dozens of cigarette butts in little mounds by your front step or in the pot where you have a nice little tree planted?

We live in such close quarters that we need to realize even such little acts of neglect and thoughtlessness trouble our neighbours and adversely affect their quality of life. Take time to think that, if your neighbours can throw out their garbage in spite of the inclement weather, then so can you. Not only is a heap of trash unattractive, it's also a health issue and violation of a house rule (and that can lead to a fine).

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Common Sense Plumbing Problems

There has recently been an increased number of calls to solve plumbing problems involving pipes backing up. The culprits have been masses of paper towels in the system.

PLEASE DO NOT flush paper towels, Swiffer pads, or kitty litter down the toilet! It's just common sense.

SALES CONSIDERATIONS

To everyone who has their unit for sale or is considering selling or subletting; please be mindful of the rules and regulations pertaining to such. Information is available on the Woodlands Web site and DO consult the property manager for the last three comps for your unit type. Remember that any potential sublessee, resident(s) or buyer who is to live in a unit **must** be interviewed before they move in.

Revised House Rules On the Way

The Board has revised the house rules with the advice of our attorney. They are now more specific and more pertinent to present co-op lifestyles. All residents will receive a set in the mail. Please read them carefully, not only because some of them have been revised and some (including fines) are completely different but because, with 224 units, we must be more aware of how our behaviour impacts our closest neighbours first and then, our community (and investment) as a whole.

All the rules boil down to this: treat your neighbour as you would have your neighbour treat you, with regard to quality of life and consideration for each other. Fines for infractions are not primarily for punitive purposes, but as a serious reminder that infractions have consequences.

❖ Some Storage Bins Available ❖

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Since we have converted to gas, we have had more room in the basements, so our staff has built storage bins which are now available for shareholders who need them.

To defray the cost of materials, the one-time cost for each bin is \$175.00. Please contact Charlie if you're interested in getting on the list.

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ARBOR DAY FOUNDATION DEAL

Do you know that, if you join the Arbor Day Foundation (www.arborday.org) with a \$10 donation, you get 10 trees (and more stuff!)? There are a dozen different choices that are right for our planting zone and some would look great at The Woodlands!