



The Woodlands Newsletter

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

March 2012

SPRING IS HERE!

Warmer weather is settling in; trees are budding; daffodils, crocuses, and tulip leaves are peeping; and the birds, bees, and deer are all coming back. Welcome to spring at the Woodlands!

We are thankful for the short winter and will be looking at our budget to insure we stay as financially fit as we are now. Let's just hope there are no blizzards in April!

Ongoing Projects Report

- The Woodlands will soon have its own sewer cleaning machine. Our staff will handle all sewer blockages themselves, thus saving us the cost per call for a sewer cleaning company.
- The sprinkler system is in the process of being upgraded. Heads will be repaired and/or replaced as needed.
- New pool furniture is being purchased and will be available in time for Memorial Day weekend.
- New entrance signs are being priced out and we are considering not only cost, but also tasteful and aesthetically pleasing choices.
- Repairs of stoops and sills are on the agenda to be started. The Board has accepted a proposal from Village Masons to do the work.
- Our trees are in dire need of spraying to ward off pests and they are a large part of what makes our complex so beautiful. To make sure and safeguard them, the Board has accepted a proposal from Bartlett Tree Experts to fulfill a year's program of treatment starting next month.
- We are pleased to see that our new landscaper has been hard at work with pre-spring preparations: edging lawn areas, cleaning up debris and leftover dried leaves from planting beds and under bushes, and generally improving the community's overall appearance.
- Our new landscaper will place black mulch throughout the community starting in April.



Call for Dogwalk Parade by Jane Ott

Once the weather gets warm, let's all of us dog owners meet at the pool to have a parade around the complex. Tentative date is Saturday, May 12. Prizes will be given in several categories that have yet to be determined. Any interested dog owners can contact me at woodlandsbd2011@yahoo.com.

Oil Heat or Gas Heat?

Update by Jeff Greenside

As we wrote in the June 2011 newsletter, the Board is looking into the possibility, and feasibility, of converting to a natural gas heating system, given that our largest expense after taxes is heating oil.

We are in talks with Hess Oil and NYSERDA (The New York State Energy Research and Development Authority) to determine which direction and/or choice is best for our community. NYSERDA is a public benefit corporation, located in Albany, New York, that offers information and analysis, programs, technical expertise, and funding aimed at helping New Yorkers increase energy efficiency, save money, use renewable energy, and reduce their reliance on fossil fuels.

Once we have all the facts, we will contact the community with the two best choices and open a discussion with information and estimated costs.

Lake Cleanup Project a success!

Mary, Jean, Gus, and Jane and Fred Ott cleared out the entire area by the lake in the wildlife preserve. To date, there is no more goose/other waste and/or garbage. Wildflower seeds were also planted...we hope they grow!

UPDATE: CALL 'EM ALL SERVICE

The Call 'em All service is in effect as of February 1, 2012. This service allows us to inexpensively contact shareholders with any information about the Woodlands, and has been used successfully to date.

As of this month, 35 shareholders have not provided contact numbers for our service. Anyone who has not yet submitted their phone number can still do so by emailing our Web site, mailing information to our Property Manager, Valarie Donahue, at Fairfield Properties (66 Commack Rd, #300, Commack, NY 11725-3433), contacting Charlie, or by putting the information in the 120 Finch Lane mailbox.

MARCH REMINDERS

by Al Monday

- Maintain the designated speed limit when driving. We have children, seniors, and residents walking their pets or running to get in shape. However, it is not just drivers who have to be careful. Roads are primarily for cars driving through, so everyone who isn't driving should walk on the sidewalks or give way to vehicles.
- Park your cars and have your visitors park in designated areas only. Parking in the inner circle is only temporary, just enough to drop off your groceries or unload other items from your vehicle. It has come to the Board's attention that the same cars are violating this simple rule. We would not like to pass on additional costs from having cars towed or imposing fines, so please be considerate and park in allocated spots only.
- The Woodlands is a pet-friendly community that allows for pets with some restrictions. Recently, we have noticed pets in the area that have not been registered, as well as some pets that are over the weight/height limit specified in our pet house rules. If you have not yet done so, please register your pet with Charlie, our superintendent. This way, there is a record of your pet should an emergency occur in your building and you are not home.
- It has also been reported to us that there is more dog waste left in common areas. This is not the pets' fault, but rather, that of the owners. We know many of you are good pet owners and we would like to stay an open pet community; it's a plus for potential buyers. However, all pet owners must follow the rules and obligations as set forth in our house rules which try to encompass everyone's quality of life.
- We, as a community, have invested in the grounds by upgrading the sprinkler system to improve performance in areas where grass and/or gardens would not grow because of lack of hydration. We therefore request that residents stay off the grass as much as possible to make sure that the sprinkler heads are not damaged, which would necessitate shouldering the cost of replacements.

BASEMENT CLEANUP CONTINUES

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

A Note on Satellites

There are many satellite/TV dishes that are installed on the roofs of our buildings which are no longer in use. These unnecessary attachments could cause potential damage, especially on windy days. We are also getting complaints of roof leaks. Damages and leaks usually lead to costly repairs which will be passed along to shareholders/residents to whom these dishes belong.

Please contact Charlie, our superintendent, and let him know if your satellite dish is no longer active and our staff will remove it. Any unclaimed satellite dishes will be taken down. The Board would like to be proactive on this issue and prevent anyone from incurring any unnecessary expenses.

Some Good News and Information from Bill Wenger

I did some investigating and found that the Woodlands had some unclaimed funds which had been turned over to the state. I went after it and, this month, the Corporation received a check from the state in the amount of \$1,546.00!

You, too, can check your name on their Web site. Go to <http://www.osc.state.ny.us/ouf/index.htm> and enter your information. Don't be afraid to use your maiden name, or some variation (look under "Bill" as well as "William," for example). If you get a "hit," go for it! It's free to file and inquire. Good luck and happy (money) hunting!

Another Helpful Resource

Attention Suffolk Women: Do you have an issue that you feel is being neglected by Suffolk County? If so, please call Zee of the Suffolk County Womens' Advisory Committee at 631-589-9084.

Random Reminders

- There is to be no parking or blocking of the community's secondary gate over the weekend or at any time. If it is necessary to open the gate over the weekend, any cars that are blocking gate will be towed.
- Please do not throw raw house garbage into designated dog waste containers. All regular garbage should be thrown out in dumpsters only, and all large items (old furniture, couches, etc.) should be taken to the designated area near the Pathmark fence.
- Personal items in common hallways should be kept to a minimum. The Woodlands has the right to remove or disallow certain items in the hallways at any time if they can possibly hinder emergency responders or put our neighbors or visitors in harm's way.

Subletting S.O.P

Board approval of a subletter is required at all times, even if the potetial tenant is a relative. Not adhering to that regulation could cause embarrassing situations and unnecessary costs to all parties.

Note that this is part of the Woodlands by-laws, not a new requirement.

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.