



The Woodlands Newsletter

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

October/November 2013

Woodlands Community Update Meeting Report

An open meeting to update the community was held on October 23, 2013, at the Islip Library. Vice President Al Monday ran the meeting, which ended at 9:00 p.m..

Jan Fineman gave the introduction, welcomed new shareholders, and briefly reported on the accomplishments of the past year: repair of sidewalks, some new parking lots, gutters, painting, sprinklers, lattice covers for gas pipes, security safeguards for gas burners, community security, safety corners, pool repair, new sound system at the pool, tree transplants, and better location of dog run. The Board plans to continue the sidewalk, lot repairs, lattice, gutters, and building painting. We are saving monthly for future roof work and looking into a shareholder card system for ID purposes (with address, parking spot number, pet type, and pet name for use at pool gate, towing purposes, etc.).

Jeff Greenside gave a brief report on the Woodlands' real estate taxes. They have not gone down, as rumoured. The Board puts away a certain amount each month so that the community's finances are not unduly burdened when large tax payments are due. Some questions were raised about specific items that had to be tabled for additional information.

Pam Ward spoke about the Hospitality Committee and community activities that the committee has hosted. The new sound system did not come out of the committee's funds, but rather out of the proceeds from the 50/50 fundraiser held earlier this year. A question was raised as to how much the committee's budget was, and it is \$1,500/year. With independent help from board members, this amount funds all the social activities held at the Woodlands.

Jane Ott gave a brief report about how almost all buildings have captains, who are supposed to be liaisons with the shareholders in each building. The only building left that needs a captain is building Q. She also spoke about the upcoming pet tag registration weekends, when all pets must be registered and receive a tag that shows they belong at the Woodlands. Registration days are to be announced.

Erika Arroyo spoke briefly about a new version of the newsletter that will be coming to the Woodlands community: it is in full colour and looks like a small pamphlet. The community is encouraged to submit personal articles that may be included in the newsletter to make it more useful to all. She also mentioned that some shareholders wanted to donate trees to the community and welcomed such generosity since all shareholders could benefit from such donations. A few issues about incorrect planting and miscommunication were raised, and she encouraged people to use the Contact links on the new Woodlands Web site to make the Board and/or the staff, and/or the property management company aware of these issues.

Bill Wenger discussed the projected budget for 2014 and detailed where all monies from our operating expense account are disbursed. He mentioned that there was going to be a 2.5% increase in maintenance charges beginning in January 2014, and that was because the Board had corrected some erroneous line entries. If those had not been revised, the increase would have been at a much higher percentage.

Al Monday clarified the difference between a foreclosure and a short sale for shareholders who wanted this information in relation to units that were being sold. He emphasized that the responsibility of any Board was to maintain the value of the community's investment as a whole, even while working to help potential buyers and shareholders who were selling their units.

After the Board took a few more questions, Jan Fineman closed with a statement to the community about Myths and Facts about the Woodlands. The bottom line is that the Board gets no perks, no special treatment, no pay for what it does, and yet has to be responsible for making the best decisions about issues and problems that affect the community. There is really no reason or advantage to the members of the Board lying or hiding anything from Woodlands shareholders. Although not everyone is happy with all the decisions the Board makes or rules the Board has to enforce, the plain truth is that those decisions have to be made and by-laws have to be obeyed to enable the community to function as a corporation and enhance everyone's investment.

NOTE FROM THE TREASURER

STAR rebate re-registrations are ongoing

New York State requires ALL residents currently receiving a STAR rebate to re-register their address for 2013.

The purpose of re-registration is to reduce fraud in the system by weeding out anyone who is no longer eligible for this deduction. Everyone should have received correspondence regarding this directive from the New York State Tax Department. If you haven't, you can go directly to the NYS Web site and register. It only takes a few minutes. Doing so will ensure that you continue to receive the STAR rebate you are entitled to. Failure to register could mean losing the rebate until you can register the following year. Here's the link:

<https://www8.tax.ny.gov/STRP/strpStart>

SAVE THE DATE!

The Woodlands is having its **3rd Annual Holiday Party** at the Hibernian Hall,

65 Champlin Avenue, East Islip, NY 11730 from 7:00 p.m.–10:00 p.m. on Tuesday, December 17, 2013.

Bring one \$10 (stealing) grab bag gift.

Bake and bring your favorite dessert for a contest.

Two prizes will be awarded for the two best desserts.

Parents who want their child to receive a gift from Santa need to bring one labeled with their child's name.

Please RSVP by Dec. 9 (use the 120 Finch Lane mailbox)

Come celebrate with friends and neighbors!

NEW Newsletter COMING SOON

Our property manager has given us the name of a resource that will take our content and create a free 4-colour newsletter for the Woodlands.

Let us all share more things like photos of community get-togethers, family recipes, or other personal tidbits.

We hope every contributes something to this new and improved communication tool!

From LIPA: Summer's over.

Now put an end to summer bills.

Even if you don't remember how long the heat wave lasted over the summer, your electric bill might be a reminder. Because you're billed for electricity after you use it, summer costs can linger into autumn.

You can avoid sudden summer spikes in your bill with LIPA's Balanced Billing. This free program offers manageable payments all year by spreading out your total annual cost evenly month to month. Sign up for FREE anytime online at www.lipower.org or with our automated services at 1-800-490-0025.

PET TREAT RECALL AND ALERT

Food and Drug Administration Warning

Be careful buying pet treats! In a recent notice to consumers and veterinarians, the FDA said it has linked illnesses from jerky pet treats to 3,600 dogs and 10 cats since 2007. About 580 of those pets have died.

The FDA has issued previous warnings and a number of jerky pet treat products were removed from the market in January after a NY state lab reported finding evidence of up to six drugs in certain jerky pet treats made in China.

Pets can suffer from a decreased appetite, decreased activity, vomiting and diarrhea among other symptoms within hours of eating treats.

The FDA recommends pet owners should be cautious or completely stop feeding their dogs and cats jerky treats.

Pet Tag Days



All pets must be re-registered and given Woodlands ID tags. Board members will be available at 120 Finch Lane on Saturday and Sunday, Dec. 14 and 15, from 9 a.m. to 12:00 p.m., to give out tags.

Butternut Squash Apple Soup

from <http://www.simplyrecipes.com>

INGREDIENTS

- 1 medium yellow onion, chopped
- 1 rib of celery, chopped
- 1 carrot, chopped
- 2 Tbsp butter
- 1 butternut squash, peeled, seeds removed, chopped
- 1 tart green apple, peeled, cored, chopped (squash and apple should be at a 3 to 1 ratio)
- 3 cups chicken broth (or vegetable broth)
- 1 cup water
- Pinches of nutmeg, cinnamon, cayenne, salt and pepper

METHOD

1. Set a large saucepan over medium-high heat and heat the butter for 1-2 minutes. Do not let it turn brown. Add the onion, celery and carrot and sauté for 5 minutes, taking care to turn the heat down if the vegetables begin to brown.
2. Add squash, apple, broth and water. Bring to boil. Cover, turn the heat down to a simmer and cook for 30 minutes or until squash and carrots soften. Puree, and return to a clean pot.
3. Add salt and spices to taste, and garnish with chives or parsley.