



The Woodlands Newsletter

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

October 2012

UPDATE ON GAS CONVERSION

We are happy to report that gas conversion has been successfully completed on time.

We are now entitled to two full years of free service and parts. We also have separate guarantees on boilers and water heaters from the manufacturer. There will no longer be oil trucks going around our complex or possible oil spills resulting in large fines. We will be using "green energy," not polluting the air, nor experiencing soot or oil smells. All old pipes and oil tanks are being completely removed and will give more space for storage. We have reports that all gas boilers have been tested and received over a 95% efficiency rating, in comparison with an optimum 80% efficiency when our chimneys were cleaned, a total that diminished quickly during the year with our antiquated oil burners.

We want to thank all shareholders for their support and patience during this process. We are also grateful to Charlie, our Superintendent, whose work with our contractor, Absolute Heating, and with National Grid, even after regular work hours, made it possible for the work to proceed quickly and without interruption.

Dog Run Relocation

We have had several accidents at the main entrance to The Woodlands, the most recent of which got very close to the dog run. For safety reasons, therefore, the dog run will be relocated as soon as possible to the side of the parking lot off of Mallard Lane. There is a large free area there which will be spacious enough for the run to fit and will provide a danger-free environment in which to exercise everyone's pets.



**DAYLIGHT SAVINGS
TIME ENDS SUNDAY,
NOVEMBER 4, 2012, 2:00 A.M.!**

**Don't forget to turn your clocks back an hour.
It's also a good time to change the batteries
in your smoke detectors.**

An Autumn Reminder

HAPPY FALL TO ALL! However, with autumn winds come the colorful falling leaves and extra debris from all over. The landscaping crew is scheduled to do a cleanup job, but we have to do our part also. Leaving quad building doors open allows outside debris in and onto the indoor carpeting! This leads to the unnecessary cost of manpower and energy to clean it up, and wastes heat, as well. We have a responsibility to be mindful of this.

**** Mark Your Social Calendar ****

**The Woodlands is having its
2nd Annual Holiday Party
at the Islip Library (71 Monell Avenue)
6:30:00 p.m. – 8:30 p.m.
on Wednesday, December 19, 2012**



**The Menorah and Christmas tree lighting is
scheduled for December 8, 2012, at 6:30 p.m.**

End of Summer Party Report



Our end of summer party on Sunday, September 9th, was a good time had by all.

We had a great turnout and on the menu we had heroes, salads (that shareholders generously provided), and dessert.

We had a great DJ and a 50/50 raffle. (Pat Mulcahy won the 50/50)

NEW ENTRANCE PLANTINGS AND SIGN

The Woodlands main entrance looks 100% better with our new sign and the beautifully organized variety of plantings that were put in place by our landscaping company!

MINUTES OF SEPTEMBER SHAREHOLDER MEETING (SYNOPSIS)

by Jan Fineman

The meeting started at 7:10 p.m. at the Islip Library. Approximately 33 people were present (23 units).

- There was a minute of silence in memory of 9/11.
- Al Monday spoke about real estate:
 - a) In order to protect our investment, please make sure your selling prices reflect the most recent comps.
 - b) Choose brokers who will follow your lead in doing what's best for the community
- Karen Sheerin spoke about interviews from July 2011 with 14 new residents, with three more getting ready to move in. There were positive comments from some new shareholders, with respect to why they chose the Woodlands, including Jim O'Connor and two other shareholders got up and spoke of favourable comparisons to other co-ops in area.
- Jan Fineman spoke about the comparable prices for 1 bedrooms that have sold in the last few months (\$130K, \$133K, \$137K and \$135K):
 - a) The only comparable co-op, based on size and amenities would be Fisherman's Wharf in West Babylon and their maintenance is higher. Forest Green accepts Section 8, residents have no outdoor decks, and they have inconvenient perimeter parking.
 - b) Update on committees: Hospitality, Gardening
- Paula LaManna spoke about maintenance issues: starting, ongoing and completed:
 - a) pool
 - b) cracked cement walkways
 - c) brick work
 - d) sprinklers
 - e) front entrance landscaping/new sign
- Erika Arroyo spoke about the new Web site: new design, added features
- Jane spoke about the House Rules, Parking and Dog Rules, and mentioned that we need a few more building Captains.
- Bill Wenger went through a breakdown of our maintenance using a 1-bedroom as a model, showing that most of our maintenance is taken up by taxes and how we get a lot of services for a reasonable amount of money.
- Jeff spoke about the gas conversion and went through the increased value to our property as a result of it.

A question and answer session followed. Major issue was why a vote was not taken for loan to convert to gas. The reason was that the community borrowed money from itself and there is a plan to pay it back in 4.5 years. If a loan had been taken from a bank, then a vote would have been mandatory.

Maintenance increase should be expected, but a shareholder wanted it made a matter of record that 4% every year is unacceptable and that the increase should come at the same time every year. Proprietary lease allows for up to 5% increase each year.

An issue was made that pipes from gas conversion are an eyesore. The Board is looking into either some sort of foliage and/or lattice to make areas look better.

The meeting ended at around 8:50 p.m.

Ongoing Projects

- Sidewalk repairs are budgeted for and scheduled to be done as long as good weather allows.
- Repairs to the brick wall in Building K that has cracked and is separating from the structure are in process.

DISCLOSURE

Please be advised that our complex is not set up for businesses to be run from it. Furthermore, use of the Woodlands Apt Corp. units and common grounds (i.e., pool area, common areas in quads) by shareholders, residents, and/or tenants to host a babysitting business is not allowed. This is a major potential liability to the Woodlands Apt Corp., should a child get hurt on the premises.

New Building Captains

We have several new building captains! The complete list is as follows:

- Building B – Pam Ward
- Building E – Talea Gormican
- Building G – Pat Mulcahy
- Building I – Ellen Hawkins
- Building J – Kathie Sereduke
- Building K – Roseanne Petrizzo
- Building L – Paul Sims
- Building M – Joyce Gentile
- Building N – Rose Hopkins and Kit Mace
- Building O – Jean Sullivan
- Building P – Mary Zambito
- Building Q – Jean Goldstein

Thank you to all the captains for volunteering to help your neighbours and the Board.

WOODLANDS POOL INFO

The Woodlands pool will be repaired and renovated in the Spring of 2013 (the end of April or early May). Our existing pool company will be doing the work, including marble dusting the pool's surface. The complete price with tax is approximately \$13,303. We were assured our pool will look like new for years to come.

Attic Storage Update

Attics in all buildings have been totally cleaned out and secured.