



The Woodlands Newsletter

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

September 2011

GOOD NEWS

We interviewed five buyers this summer. At least two of them have moved in already. Isn't that great news?!

SEPTEMBER CHECKLIST

- Termite treatment was serviced first week in August
- The parking lot along Mallard has finally been repaired! We would like to thank shareholders who were affected by the construction for their patience. Our lender mandated that we do this in 2010 so we could improve our refinance rate.
- A sinkhole that appeared in front of Building 11, as you enter the complex, has been filled in. Luckily, it was not another hollow septic tank because that would have cost us much more to take care of.
- Our staff has finished the trim moldings and painting around the common doorways of six buildings.
- Our staff will begin to clean out basements over the winter months. If anyone has items outside of their bins, it will be tossed. Per the fire marshal, there is to be no storage outside the bins. It's a fire safety issue.
- Our staff is in the process of checking the pipes under all buildings and repairing those which have been found to be leaking.
- All shareholders who have air conditioners in their windows must remove them by October 15, per our house rules.

A Friendly Reminder

We have been seeing and hearing about more instances of dog waste left around our community and would like to remind all dog owners to bring bags when walking their canine companions. If you forget to do so, please take the time to get one and come back to clean up. We all share this area and would like it to remain clean, beautiful, and hygienic.

NOTE ON VISITORS

Should any shareholder have visitors who are here for several days or for an extended period of time, please let Charlie, our superintendent, know about it. Designated spots can be assigned that will allow everyone's guests equal opportunities to park in visitor spots.

FALL INTO FUN!

The Woodlands is having a
FALL FESTIVAL
at the Gazebo
4:00 p.m. – 7:00 p.m.
on Sunday, October 9, 2011

All shareholders are welcome to
share in Food, Refreshments, Music,
Games, and a 50/50 raffle.

*Come and mingle,
meet with friends and neighbors!*

LANDSCAPING 4-1-1 by Karen Sheerin

Your Board is aware that some shareholders are less than happy about the state of the landscaping here at the community. I met with Bill Betz, our current contractor, to discuss how we can improve the appearance of our lawns, etc. Here is some info:

We need to work with whomever our contractor is to develop a coherent plan, implementing the following factors in a consistent manner:

1. Water—is the condition of our irrigation system old and outdated?
2. Air—are the soil and the grass able to breathe or are the lawns severely impacted which interferes with natural reseeding?
3. Chemical/biological—is grass able to get the nutrients it needs to thrive?
4. Time spent—a lawn or garden will not thrive if it is neglected.

In keeping with this formula, the contractor (Betz/McCarthy) recommends the following: Fall 2011: a second application of lime, aeration and slit seeding, plus two additional applications of fertilizer. Spring: Locate and replace a few of the worst irrigation systems and add 2 additional fertilizer applications. If the community adheres to this schedule, there should be a gradual, but noticeable, improvement over time. We also need to mulch at least once a year in order to keep weeds at bay.

All the above will give the landscaping a slow restoration, paid for over a period of time, versus a lawn restoration, a major and more expensive undertaking. We can accomplish this by spending on a little extra service throughout the growing seasons. With the prospect of an improved financial situation, I believe that, YES, we can do this!