



The Woodlands Newsletter

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

December 2012

END OF YEAR UPDATE

Welcome, everyone, to the end of another year! We survived Hurricane Sandy, one of the worst storms in New York history, and fared very well, compared to many others in the tri-state area. This was due to teamwork, as well as to our location. Although a total of 15 trees were either blown down or damaged, we had only one fall on a vehicle and none on any human being or pet. Our superintendent, Charlie, and our staff coordinated cleanup of downed trees and debris, got estimates for fence replacement, and repaired roofing shingles so we did not have to put in a claim with our insurance company. Our landscaper is here and doing a good job with the fall clean up.

The Board is planning next year's budget, including projections for preventative maintenance, and we are going over contracts and insurance policies to protect our investments.

To sum up 2012: we have retired our costly oil boilers and removed all oil tanks, so the possibility of another leak or spill which cost us a lot is now a thing of the past. We also no longer have soot in our units or oil trucks going through our development and we are starting to see savings in what we pay to heat our homes and water, too.

All the damaged and cracked brickwork in one building's wall has been repaired and proper supports have been installed to ensure we get years of protection without future cost. We have instructed our mason/contractor, to inspect all building to make sure they are safe and to give us a proposal schedule on work needed before we get into the same scenario with other buildings. This would include preventative maintenance, like pointing, and making sure water does not get in, or behind, bricks so it can freeze and cause damage or unsafe conditions.

We have a contract to resurface our pool next spring to make it look brand new. It had cracks and decay from neglect and if we did not act now, our advisers say it could deteriorate to the point of it having to be rebuilt at a much higher cost.

Quite a few sales have gone through this year. At last count, 12 units have been sold. The Board is happy to report that one, a duplex, sold for \$208,000, while a one-bedroom recently went for \$140,000.

The Board thanks all the residents in our community for your cooperation and patience throughout the completion of our projects and we look forward to 2013 with you!

HAPPY HOLIDAYS!

The Woodlands is having its
2nd Annual Holiday Party
at the Islip Library (71 Monell Ave.)
6:00 p.m. – 8:30 p.m.

on Wednesday, December 19, 2012

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. 12 to
120 Finch Lane (mailbox at pool house)

*Come and have a warm and fuzzy
time with friends and neighbors!*

Dog Run Relocation



The dog run has been relocated to the side of the parking lot off of Mallard Lane. It fits well in the large free area there that provides a danger-free environment in which to exercise everyone's pets.

Revised House Rules

The Board has revised the house rules, with the advise of our attorney, to be more specific and more pertinent to co-op living today. All residents will receive a set in the mail.

They all boil down to one basic tenet, however: do unto your neighbour as you would have them do unto you with regard to quality of life and consideration for each other.

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SNOWY WEATHER PARKING

We would like to remind everyone of parking protocol for when snowstorms are due:

When the weather reports indicate that there is to be 2 inches of snow or more, all Woodlands residents have to follow emergency parking regulations. If shareholders want their spots cleared, they must move their vehicle to a visitor spot or somewhere else besides their spot so that the plow truck can clear it. Reserved parking status is suspended during snow events until most snow is cleared away.

This helps snow removal get done more quickly and efficiently. Our landscaper is also our snow removal company and you can check out Giannini's Web site at <http://www.gianninilandscaping.com/>. A representative mentioned that, for a fee, they are willing to accomodate individual shareholders's requests for more specific clean-up. You can inquire on the Website's Client page.

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TALKING ABOUT TREES

In the last couple of years, we have seen quite a few trees at the Woodlands destroyed by inclement weather. Last year, it was Hurricane Irene that downed some and, this year, Superstorm Sandy laid low many more.

Some would argue that trees are not a necessity and that we should place them last on the priority list for the complex. However, by its very name, the Woodlands at Islip needs to have a more than adequate number of trees to maintain its woodsy and natural ambience. The reason our community doesn't look like square boxes in a designated area is because we have trees to soften up the placement of each building on the site plan.

The Board is, therefore, reviewing a maintenance plan for our existing trees, and a scheduled replacement for the trees that were lost or damaged. This way, our budget isn't stressed, but we also are able to replant on a yearly basis, as finances permit. There are two new sugar maples to start with that have been planted where trees fell along Cardinal Lane, and we hope to be able to do several more in 2013. Some shareholders are cultivating seedlings to defray the cost of purchasing from outside growers and a regular maple from their mini nursery has been planted where a tree fell along Finch Lane.

SALES REMINDERS

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. Do consult the property manager for the last three comps for your unit type and remember that any potential sublessee, resident(s) or buyer must be interviewed before they move in.

Pet Survey

Building captains will be passing out forms in early 2013 for information about residents' pets. These are to update our records on who has any pets so that, in case of emergency, they can be rescued or taken care of.

Please fill in the forms as quickly and completely as possible and return them by January 31, 2013 to Charlie or to the mailbox at 120 Finch Lane (the pool house building).

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BUILDING CAPTAINS...UPDATED

Jean Goldstein, from Bldg Q, is in the process of selling her unit and is no longer a captain. We thank Jean for her service to our community. The updated 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

At present, the buildings not covered by captains are: A, Q, F, H, O, C, D. Please consider becoming a captain if you are in one of these buildings. There are more than 500 residents in the complex and every helping hand is welcome. Thank you again to all existing captains for volunteering to help your neighbours and the Board!

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PARKING PROBLEMS

There are still a lot of instances where cars are either being parked in inappropriate areas (on the lawns/sidewalks) or where parking in the inner circle is being abused. Please note that the parking rules that were suspended during and right after Sandy hit are now back in effect.

Furthermore, there is to be no "warehousing" (parking of non-resident vehicles) of cars for relatives or friends. We need all spots for shareholders who live here full-time.

This serves as another warning that cars can and will be towed when necessary and that all shareholders are responsible for their guests' parking and behaviour.