



The Woodlands Newsletter

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

January/February 2012

WELCOME TO 2012!

The Woodlands Community is now in its second month of 2012 and there are many things to report and think about. We had our annual shareholder meeting in January at the Islip Library and the minutes of that meeting are on the second page of the newsletter for those who could not attend.

We are debuting our Call 'em All service and our new snow removal/landscaping company. Board members have been busy reviewing our budget and current finances, working with Building Captains to ensure that all shareholder issues are heard, and researching ways to economize, use our resources efficiently, and keep the community, as a whole, in good condition.

IMPORTANT: 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, such as important reminders, updates, and/or emergency notifications.

Although these reminders and emergency notifications will also be available on our Website and in the showcases by the mailboxes, the Call 'em All service will be the primary and most immediate method used. It is the responsibility of every shareholder to make sure they are up to date with this information.

To date, 60 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 Website, 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.

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SNOWY WEATHER UPDATE

We had our first snow accumulation several weeks ago and our new snow removal company, Giannini, did a good job based on feedback we had from some shareholders. If anyone has had a different or disappointing experience, please let the Board know by writing to our Property Management company, c/o Valarie Donahue. The community and Giannini will benefit from any suggested improvements. If you'd like to share a compliment, that would be good, too!

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Reap the Benefits of the LIPA REAP Program

REAP (Residential Energy Affordability Partnership) is a LIPA program for income-eligible customers designed to help them save energy and lower their electric bills. You are eligible for REAP if:

- You have a LIPA account number
- Your house is a one to four family dwelling
- You meet the income guidelines below:

Size of Family	70% Median Annual Income	70% Median Monthly Income
1	\$51,989	\$4,332 or less
2	\$59,416	\$4,951 or less
3	\$66,843	\$5,570 or less
4	\$74,270	\$6,189 or less
5	\$80,212	\$6,684 or less
6	\$86,153	\$7,179 or less
7	\$92,095	\$7,675 or less
8	\$98,036	\$8,170 or less
For each additional person over 8 people add:	\$4,494	\$375

A REAP technician will come to your home and provide a FREE REAP home survey and teach you how to use less electric energy by practicing energy efficiency. As part of the home survey, REAP technicians will inspect your electric appliances, lighting, and other electric energy-consuming equipment to determine how energy-efficient they are.

They'll give you valuable information about energy-efficiency like using energy-saving settings on appliances to help lower your energy costs. They'll evaluate all the information they gather to help determine how much money you could save on your energy bills.

REAP MAY install: High-efficiency compact fluorescent bulbs, energy-efficient refrigerators, energy-efficient water flow devices

In fact, all REAP services provided are at no cost to eligible customers. The energy saving measures chosen will depend on individual needs and circumstances.

Just recently, one of our shareholders made an appointment with REAP. See page 2 of the newsletter to read what she had to say.

You can also learn more about the LIPA REAP program at <http://www.lipower.org/residential/custserv/fa-reap.html>.

MINUTES OF JANUARY SHAREHOLDER MEETING

by Jan Fineman

The meeting started at 7:10 p.m. at the Islip Library.

ACCOUNTANT'S REPORT:

- We have \$800,000 in our reserve account. This has to last us 10 years, at which time we can refinance once more.
- We refinanced \$6 million at a rate of 4.7%. Our monthly payments have been reduced by \$5500
- We have a new line of credit in the amount of \$600,000 (we incur no interest if it is not used)
- Our real estate tax increased \$100,000, so it is currently \$871,000.
- School taxes are up 10% and fuel prices are up as well
- We will wait for the end of the heating season to reevaluate our budget
- Our lawyer has collected \$50,000 from shareholders with unpaid maintenance
- Tax refund of \$675,000 belongs to the Corporation, per IRS laws.
- The old line of credit, \$207,000, still needs to be paid off. We are planning to pay half of this off this year so we can save \$10,000 in interest this year.

FINANCIAL PLANS:

For the summer: New sprinkler system, BBQ grills, and pool furniture

Short term (1-5 yrs): Painting of buildings, sidewalk and street repairs, purchase of striping machine to do parking spot lines on a regular basis, repair of masonry/windowsills, possible conversion to split oil/gas heat

Long term (5-10 yrs): roof replacement, updating hot water tanks

Call 'em all notification system will be put into use starting Feb. 1, 2012. Please make sure Charlie has a phone number for you, as this will be our first line of communication even if we will post notices at mailbox and on our Website.

Our previous landscaper will be giving us \$5,000 back in services for front entrance work that never happened.

Disputes among shareholders will, first and foremost, be handled through mediation. We do not want to incur unnecessary legal expenses and we hope for a peaceful solution among neighbors. *Good news: In the last 8 months there have been no litigations or lawsuits!*

Shareholders should call Fairfield or email the Board and/or Charlie about issues instead of going to town officials (i.e., the Fire Marshall, the police (unless there is an emergency), EPA etc., with complaints so that the community will not incur unnecessary fines and expenses.

We are investigating modestly priced new signs for our front entrance.

The Hospitality Committee spent a total of \$1000 on community functions in 2011, including the First Annual Holiday Party (the total the year before was \$2500). Frugal Fun!

Thanks were given to current Building Captains.

We revised the House Rules through our committee. Copies will be sent out to shareholders and posted on our Web site.

An invitation was issued for shareholders to join the Gardening Committee because SPRING IS COMING!

The meeting ended at 8:30 p.m.

REAP report by Paula LaManna

I took advantage of the LIPA REAP program and here's my experience:

They tell you it takes an hour but that's because a monitor has to be plugged in to evaluate the usage of the refrigerator. Communal appliances like the boiler and hot water heaters do not get tested.

I found it very interesting, especially regarding carbon monoxide. For instance, did you know that gas ovens will produce it not only from the individual jets, but also when the oven is in use? I was advised to be sure to have some cross ventilation when using the oven, especially in my studio. I was also told that carbon monoxide detectors should be placed near sleeping areas AND at approximately waist height, unlike smoke detectors which are usually installed near ceilings.

All my bulbs were replaced (free) with energy-saving bulbs and at the end of the hour, my fridge came in at regulation reading. If the usage level had been high, they would have replaced it for FREE. Although I didn't qualify for a new fridge, it's good to know that my 15-year old unit is working correctly.

A Follow-Up to Issues

Since the last newsletter in December, we have still been getting reports about dog waste left around our community and would like to remind all dog owners to bring bags when out walking. If you forget to do so, please take the time to get one and come back to clean up. We all share this community and would like it to remain clean, beautiful, and hygienic. Shareholders seen not picking up after their dogs will be fined, per house rules. Please report any instances observed to management or to our Superintendent, Charlie, by phone, the Website, or by dropping off a letter in the 120 Finch mailbox. Please describe the dog(s) seen.

We have also been notified of guests parking in shareholders' spots. Please respect your neighbors and let your guests know where visitor spots are. Think how you would feel if someone else was parked in your spot when you came home tired or burdened with bags of groceries. Be a good neighbor!

BASEMENT CLEANUP

Our staff has begun cleaning the basements. All personal shareholder items should be in storage bins.

To whom do we report our concerns?

All concerns about landscaping, repairs, or parking need to be sent to our Superintendent, Charlie, by phone, by the dedicated maintenance link on Website, or by work order that can be found near the laundry building. If they are sent to the Board or the Website link, they will be forwarded to Charlie.