

The Woodlands Newsletter

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

June/July 2011

SUMMER SAFETY TIPS

The days are getting longer, everything's blooming, the ice cream man's bell is ringing. It's fun season! Some tips to keep us safe while we enjoy ourselves:

* We have children in our community: **DON'T SPEED AS YOU DRIVE THROUGH.**



* When children are out riding their bicycles, we ask parents to make sure they are wearing helmets, per New York State law.

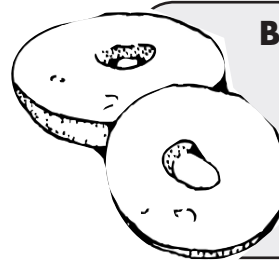
* The use of gas or charcoal grills is not allowed on the decks of, or in, individual units. Electric grills are allowed by our house rules. We can also use the gas grills located by the pool area. This is a Town of Islip ordinance, and there is the potential danger of loss of life and property if we have a fire.

Regular Pool Hours



Monday & Tuesday
1:00 to 7:30 p.m.
Wednesday – Friday
12:30 to 7:30 p.m.
Saturday & Sunday
11:30 a.m.–7 p.m.

BAGEL BRUNCH AT THE POOL ON JULY 9, 2011



at 11:30 a.m.
*All shareholders
are welcome!!!*

NOW, WHY WOULD ANYONE DO THAT?

One of the issues raised as a problem at the last Annual meeting was the lack of communication between the Board and shareholders. Since this Board was elected in May, we have been trying to improve on that as well as to spark community participation and camaraderie among residents. To that end, we have put up signs and notices about meetings and events that we would like everyone to attend and know about.

However, we feel the community should be aware that there are one or more individuals defacing, destroying, and/or taking down these signs and notices. We ask, "Why would anyone do that?" These items are tools of communication and are for the betterment of our community, so there is no good reason, except malice or spitefulness, that anyone should bother with those kinds of useless, attention-getting gestures.

The Board looked into purchasing another glass-fronted box, but they are in the range of \$280-\$300, an unnecessary expense for all of us. Luckily, our Superintendent was able to build us two large boxes for about \$90.00. **Good job, Charlie!**

We ask every shareholder who wants the best for The Woodlands to help stop such childish and destructive behavior by keeping an eye out and letting us know if they see any such actions going on. We will speak to the person(s) involved to try and resolve whatever objections are harbored by said person (or persons).

The pool area and the pool are supervised and operated by a third party to ensure our safety and minimize our liability. So, PLEASE make sure you and your family and friends/visitors follow the pool rules and the lifeguards' instructions at all times. Note: The lifeguard has the right to remove from the pool anyone that is thought to endanger others. This includes calling the police to have said person removed.

No beer or alcohol of any kind is allowed at the pool area. This is NY State law. Please note that the Board of Health monitors and visits the pool area at any given time (they have been here on Sundays). Although violators will incur fines, the Woodlands will also bear liability and incur fines and censure. Please consider that all actions have consequences for everyone in the community.

A MATTER OF RECORD

Should any shareholder have a complaint, comment, or suggestion that they would like the Board to discuss, please write in care of Fairfield Properties, Attn: Valarie Donohue, to make the issue(s) a matter of record. Please include your name and unit number as well. This way, we can follow up and make sure matters are resolved.

Happy Fourth of July to all!!!

Woodlands Gardening Project a success!

Many thanks to shareholders who came out for the first gardening event of the summer or donated plants (or bricks!) to beautify the area by the entrance to the Woodlands...or both! All the time and effort resulted in a welcoming first impression to our community.

PLANTING CREW	Bill Wenger
Gail Yarouz	Jan Fineman
Pat Bergen	Al Monday
Gail Gebris	Jeff Greenside
Phyllis Mastro	Talea Gormican
Judy Wenmouth	Erika Arroyo
Sue Lyons	
Sandy Fineman	PLANT DONATIONS
Christina Lane	Pete Basile
Beth McLaughlin	Nancy Mack

If you want to help . . .

There will be at least two more gardening events, to beautify the front entrance on the west side and to enhance the areas around the pool. Do come and be a part of these future community activities . . . they're fun and save us money!

You can bring plants, or shovels, or watering cans, or trowels, or just yourself. All helping hands are very welcome!



Helpful Resources

- * The Town of Islip has a Residential Repair Program. Assistance is provided for small household repairs that the homeowner is not able to manage. The homeowner is responsible for parts and supplies only. Call (631) 224-5685 for information. Appointments are made Monday through Friday, from 9:00 a.m. to 5:00 p.m.
- * Suffolk County operates a Food Pantry. There is no age restriction. It is located in Gillette House in Sayville on Gillette Ave. Gillette Ave begins where Lakeland Ave ends, just south of Main St. in Sayville.

PRECAUTIONARY MEASURES

Due to a recent fire caused by a dryer, all dryers and their venting need to be inspected by our Superintendent to ensure our safety and that of our investment. Please call the Maintenance Office to set up an appointment with Charlie.

Also, ALL ITEMS IN ATTIC SPACES NEED TO BE REMOVED. Those areas are not designated for storage, nor are they set up properly for that purpose. Besides the obvious potential safety hazard, the Fire Marshal is scheduled to come around for inspection and we could incur fines because of illegal storage.

Mystery Writers NOT wanted

The Board has been receiving anonymous complaints and/or comments at the e-mail address posted in last month's newsletter. Please be advised that we will neither entertain nor take seriously any correspondence that comes to us unsigned. We are here to be of service to the community, but we can only do that effectively if we can directly address a shareholder. Please include your name and unit number in all correspondence. If you have a complaint, we will try and help you resolve it to the best of our ability.

Oil Heat or Gas Heat?

- The Board is looking into the possibility, and feasibility, of converting to a natural gas heating system, given that our largest expense after taxes is heating oil. We are being assisted in this effort by Fairfield, our property management company. Several of the properties they handle have already made the switch and have reported savings.

Any conversion will involve costs to the community, so we are exploring all possible sources of funding, including government and utility company subsidies. We will be sure to keep you posted!

Volunteers WANTED

We would like to invite any and all shareholders interested in reviewing our by-laws and house rules to see if we can improve on any of them. Residents can write in to the Board e-mail address (woodlandsbd2011@yahoo.com) with their name, unit address, phone number, and the best time to contact them.

WASH AND WATCH

Have you noticed the visual new addition to the laundry room? It's a great way to pass the time as you do the wash...and it didn't cost us anything: Verizon service is free and the lovely TV was donated to the community by someone who lives here!