



# The Woodlands Newsletter

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

November/December 2011

## IMPORTANT: CALL 'EM ALL SERVICE

The Call 'em All service will go into effect on February 1, 2012. This service allows us to inexpensively contact shareholders with any information they need to know about the Woodlands. Anyone who does not submit their phone number will be accountable for obtaining important reminders, as well as emergency notifications, on their own. Please submit your phone number by emailing our Website, mailing information to our Property Manager, Valarie Donahue, at Fairfield Properties (66 Commack Rd, # 300, Commack, NY 11725-3433), or dropping your name and phone number in the 120 Finch Lane mailbox.

Although important 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.

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## SNOW UPDATE

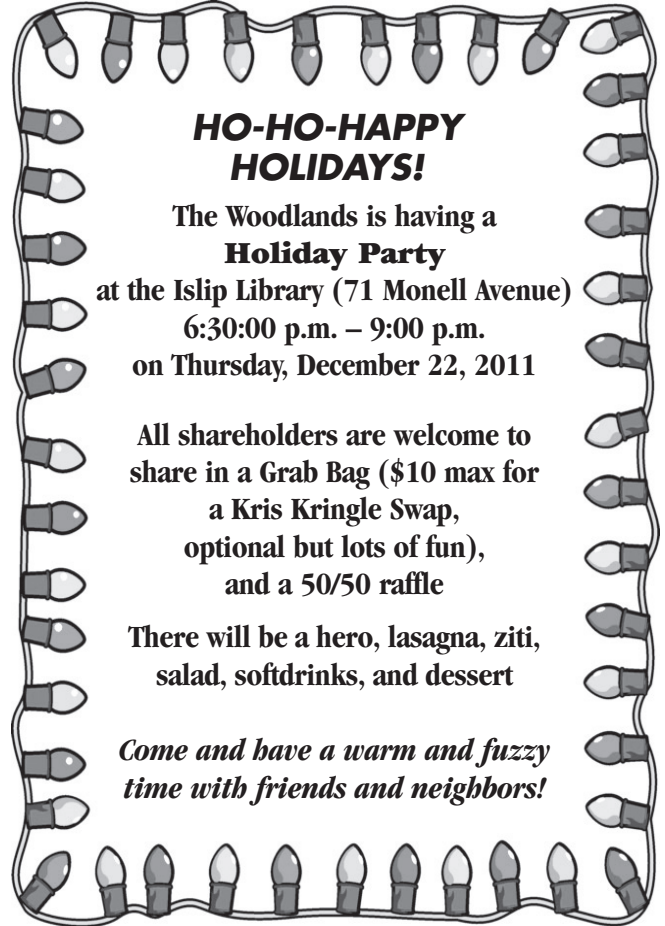
We have a new snow removal company, Giannini, and would like to remind everyone of parking protocol for when snowstorms are due: *When the weather reports indicate that there is to be 2 inches of snow or more, all Woodlands residents have to follow emergency parking regulations. If shareholders want 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 status is suspended and parking in lots is allowed TEMPORARILY.*

This helps snowplows and other machinery to remove snow quickly and efficiently. We pay for this service on a per-hour basis so following parking procedures helps us not to go over budget which could lead to maintenance increases or special assessments.

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## WINTER CHECKLIST

- Our former landscaper has promised the Board that Fall cleanup will be completed before 25 December.
- Orange snow markers that you see around the complex have been put there by our new snow removal company to help them navigate around the complex when they need to. Please do not remove them.



## HO-HO-HAPPY HOLIDAYS!

The Woodlands is having a **Holiday Party** at the Islip Library (71 Monell Avenue) 6:30:00 p.m. – 9:00 p.m. on Thursday, December 22, 2011

All shareholders are welcome to share in a Grab Bag (\$10 max for a Kris Kringle Swap, optional but lots of fun), and a 50/50 raffle

There will be a hero, lasagna, ziti, salad, softdrinks, and dessert

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



## MENORAH LIGHTING

The Hanukkah Menorah will be lit on December 20.

## NOW, WHY WOULD ANYONE DO THAT?

This section is for things that go on that we just don't understand.

Apparently, a man went into the Islip Library after we had posted the venue for our holiday party and expressed his anger about our community being able to use one of the library's rooms for our holiday party. This person stated that, in his opinion, it was a waste of taxpayers' money.

Now, why would he do that? We, as a community and as individuals, pay our taxes and are entitled to use this convenient and free resource.

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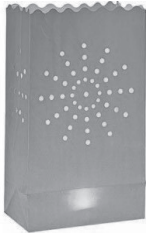
### **A Follow-Up to Our Friendly Reminder**

For the last several months, 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.

Shareholders observed not picking up after their dogs will be fined per house rules. We would also like to ask the community to 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) involved.

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### **Islip "Light the Night"**



The Woodlands participated in the First annual Islip "Light the Night" effort. We gave \$10 for luminaries that we lit at the same time all participants in Islip were lighting theirs (money goes to charity). On Sunday, December 11th, at 5 pm, we lit luminaries by the Mallard Lane entrance. Afterwards, we headed down to our Christmas tree to officially light it. To get into the festive spirit, we had non-alcoholic eggnog, apple cider and cookies. Photos of the event are available on our Website.

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### **TREASURER'S REPORT**

**by Bill Wenger**

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2011 IS OVER AND THE WOODLANDS IS STILL HERE!

We survived a hurricane and an assessment  
We got a tax refund and a new landscaper  
We have a new mortgage (at a lower rate)  
for the next ten years

We have, for the time being, financial stability.

Starting with the next newsletter we will be publishing a snapshot of our finances. It will show everyone what we have and where it is going (time constraints kept me from getting into this one, because I want to make it as clear cut as possible).

We are currently working with both our Property Manager and our accountants to develop a sound budget for 2012, as well as a long term plan to account for major renovations, building maintenance, and/or repairs.

**HERE'S TO A HAPPY AND PROSPEROUS 2012!!!**

### **PLEASE HELP US CONTROL... THE OIL MONSTER**

The cost to the shareholders for oil is huge and only continues to increase.

When you leave your unit for the day or you go away for any period of time, please turn off or turn down the thermostat. If your unit is too hot, don't open the windows, but instead, turn off or turn down the thermostat. DO call Charlie, our Superintendent, to let him know to adjust the heat temperature.

We understand that common hallways can have varied smells such as of cooking or cigarettes, but the cost of oil is a lot worse, so please keep the doors closed.

### **Reporting Issues**

- All concerns about landscaping, repairs or parking need to be sent to our Superintendent, Charlie, by phone, by the dedicated maintenance link on our Website, or by filling out the paper 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.

### **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.

Please remind friends, families, and all visitors to park in assigned Visitors' spots. We wish their visits here to be pleasant, but we also want all our shareholders' designated spots to be empty when they arrive home from work or shopping. This must be a joint effort from everyone. If you are not sure of where the Visitors' spots are, please check on our web site at [www.WoodlandsIslip.com](http://www.WoodlandsIslip.com), under the Rules heading.

### **SHAREHOLDER MEETING**

There will be a shareholder meeting on January 19, 2012, at the Islip Library, 71 Monell Avenue, to discuss The Woodlands' finances, current outlook, and plans for the future.