



OCTOBER 2024



Out Of The Woods

A Kings Wood Community Newsletter

Issue 45



Happy Thanksgiving

ATTENTION SHAREHOLDERS

ANNUAL SHAREHOLDER'S MEETING

WEDNESDAY DECEMBER 11TH AT 8 PM

AT ST. JOSEPH'S CHURCH, TRAVIS HALL

CHURCH ST, KINGS PARK, NY

Why is it important to attend?

- Voice your concerns and/or give suggestions.
- Get up-to-date information on our financial condition and property values.

REMINDER....NEW HOUSE RULE

NO APT. RENOVATIONS ON SUNDAYS



Oct 18 & 21

INSIDE OUT OF THE WOODS

- Community Spotlight
- Local News & Events
- Project Updates
- Kings Park Sewers
- Insurance
- Community Happenings
- Important Dates
- From Our Superintendent
- From Our Property Manager
- Vendors
- Resident Contact Information & Vehicle Registration Forms



MARK YOUR CALENDAR

- CARPET CLEANING.....Oct 15 & 16
- APT INSPECTIONS.....Nov 11-15
- GUTTER CLEANING.....,Nov 18, Dec 9
- ANNUAL MEETING.....DEC 11
- STAR EXEMPTION REGISTER. .MARCH 1
- ENHANCE STAR RE-REGISTER.MARCH 1



Did you know there are sliding doors on BOTH sides of the dumpsters to distribute the trash?

Kings Park Downtown Revitalization Initiative

Meeting Dates at Kings Park High School:

October 10 6-8 pm

November 14 6-8 pm yet to be confirmed



COMMUNITY'S SPOTLIGHT



We greatly appreciate your help and effort to keep our community beautiful!



Recipe

We had to say goodbye to our contributor Rita Hammond who moved away this summer to live closer to her family.



How to Make Easy Banana Bread

Step 1 – Preheat oven to 350 degrees. Spray a 5×9 loaf pan with cooking spray.

Step 2 – Peel the bananas. (these can be from the freezer, just thaw first) Mash the bananas with a hand mixer or a spoon.

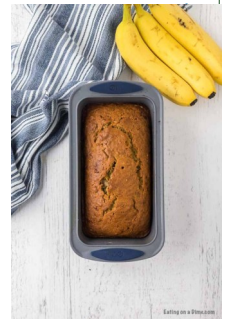
Step 3 – Stir in melted butter, eggs and vanilla extract, sugar, and salt. Stir sugar egg mixture well.

Step 4 – Add all purpose flour, baking soda and stir dry ingredients well in large bowl.

Step 5 – Pour the batter into the prepared loaf pan and bake.

Step 6 – Cook for 60 minutes. Use a toothpick inserted after 50 minutes into the center to make sure it comes out clean.

Step 7 – Let cool on a wire cooling rack before removing from pan.



October is Fire Safety Awareness Month....Time to check your Extinguishers' Expiration Date and Smoke/Carbon Monoxide/Natural Gas Detectors

Everyone should have a Rated 5-B:C for liquid, gas, & electrical equipment 2.35 lb. extinguisher. NOTE some extinguishers are non-rechargeable, therefore for one-time use. Additionally a Fire Blanket is also advised.

LOCAL NEWS AND EVENTS

VISIT KingsParkDRI.com

For Update Meeting's Transcripts/Records.

NEXT MEETING OCTOBER 10th 6-8 PM

Kings Park High School

Community Vision Statement A vision statement describes the desired future conditions and quality of life that future generations will have in the community.

[Where are we now?] Kings Park is a historic, vibrant and close-knit community with an active LIRR station at its center and is within close proximity to regional innovation and employment hubs. It is home to an active shopping district as well as thriving school and library systems. It is the gateway to some of Long Island's most pristine recreational amenities including waterways, greenbelt trails, and the Sunken Meadow and Nissequogue River State Parks.

[What will we do?] Building momentum off our sewer expansions and Route 25A streetscape improvements, Kings Park will continue to attract public and private investment that enhances the downtown's unique charm and character, creates a vibrant and walkable business district, facilitates connectivity to our natural parks and resources, and introduces diverse and mixed-use development that meets local needs.

Preliminary Projects Discussion

Preliminary Projects by Goal

Goal 1 Projects: Connectivity and Safety

1. Streetscape and Pedestrian Safety Improvements (TOS)
2. LIRR Pathways to Main Street and Russ Savatt Park (TOS)
3. New Village and Library Green with Trail Head Upgrade (TOS / Library)

Goal 2 Projects: Business and Economy

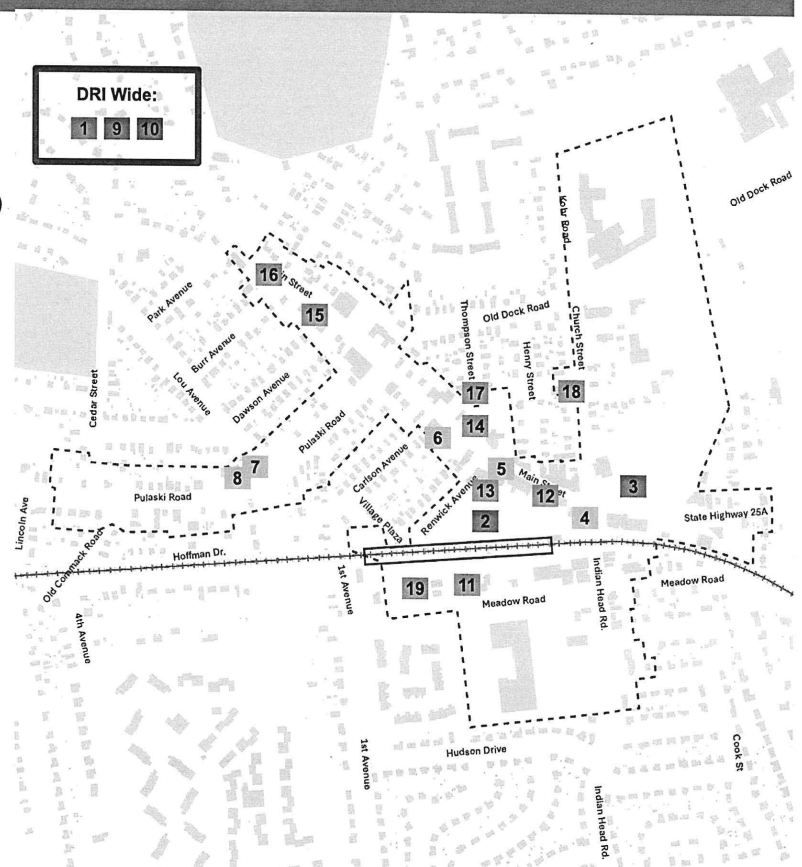
4. 4 Main Street Renovation (Umai Sushi Bistro Inc., KP Realty Holding)
5. 50-56 Main Street Renovation (50-56 Main LLC)
6. 74 Main Street Renovation (M. Acerno/R. Mejia)
7. 83 Pulaski - Celtic Crossing Renovations (Connicks Corner Inc.)
8. 95 Pulaski - Mi Pueblo Renovations (Pueblo Restaurant Inc.)

Goal 3 Projects: Aesthetics and Public Realm

9. Rebranding and Marketing for Downtown Kings Park (TOS)
10. Small Project Grant Program (TOS)

Goal 4 Projects: Housing and Community

11. Redevelop South Municipal Lot (TOS)
12. 8, 26-34, 44 Main Street Redevelopment (30 Main KP LLC)
13. 1 Village Plaza and 12 Renwick Renovation (UTR LLC)
14. 57-63 Main Street Mixed-Use Redevelopment (Bravado Holdings)
15. 152 Main Street Mixed-Use Renovation (Cartwright Realty Holdings)
16. 174 Main Street Mixed-Use Renovation (Dietrich Realty LLC)
17. 40 Church Street - VFW Renovations (VFW/Lynch)
18. 20 Thompson Street - American Legion Renovations (AL/Richter)
19. 125 Meadow Road - Petro Redevelopment (125 Meadow Road LLC)



LOCAL NEWS AND EVENTS

Kings Park Revitalization Project Smithtown News Sept. 26, 2024

There are days left for Kings Park residents to share their input about how the \$10 million in state Downtown Revitalization Initiative (DRI) funding will be spent in Kings Park.

There is a lot on the line and this spending will help shape the future development of the Kings Park downtown business district. Kings Park residents should take some time to add their voices to the process.

The DRI funding was announced in January. Since that time a local planning committee (LPC) has been accepting, reviewing, and narrowing down potential projects for funding. The LPC has come up with 19 potential projects. Information about each one of them is online for public review at kingsparkdri.com. Included with each project is a description, photographs of the site, renderings of the projects, and a cost analysis, both in terms of the amount the sponsor is seeking from the grant and the amount they will contribute.

Also on the website is an evaluation survey for residents to fill out to provide their input on the project list. The deadline to submit the evaluation survey is September 30 at 11:59 p.m. Kings Park residents should fill out the survey and don't be late.

By David Ambro

Kings Park residents who want to have a voice in the revitalization of their downtown central business district are on the clock.

During a visit to Kings Park High School January 18, Governor Kathy Hochul announced a \$10 million Kings Park Downtown Revitalization Initiative (DRI) grant for King Park. The grant is being administered by the Department of State in cooperation with the Town of Smithtown. Of the total, \$300,000 has been allocated for planning purposes, leaving \$9.7 million for revitalization projects.

The State Department has hired a consulting firm which has been working with a local planning committee (LPC) to solicit community input and evaluate projects, both on public and private property, for the grant. There were over \$20 million in projects proposed, including several by the Town of Smithtown. Those have been cut down to about \$16 million in projects and that number has to be pared down further to \$9.7 million.

There are 19 projects still under consideration. There

is a full overview of each of the projects, including photographs, renderings and cost estimates, online at the Kings Park Downtown Revitalization Initiative (DRI) webpage, kingsparkdri.com.

On the site there is also a project evaluation survey that residents can fill out to offer their input and commentary on each of the projects. The deadline to submit the survey is September 30 at 11:59 p.m.

In addition, the fifth LPC meeting to discuss the project list will be held Thursday, October 10 from 6 to 8 p.m. at Kings Park High School. There was a public workshop September 12 at which there was a review of the proposed DRI projects. That discussion will continue at the October 10 LPC meeting.

There is also a sixth LPC meeting tentatively scheduled for November 14 from 6 to 8 p.m., the location of which has not yet been announced.

The Town of Smithtown has requested \$10 million of the grant for six projects. The town is asking for \$4.5 million for streetscape and pedestrian safety improvements along Main Street from Church Street to Park Avenue, Meadow Road from Indian Head to 1st Street, and Indian

Head Road/Church Street from the south end of the TJ Maxx shopping center to Old Dock Road. The project will include a municipal parking lot near 75-85 Main Street. The second town project is \$500,000 for a pathway to the Long Island Rail Road (LIRR) Station from Main Street through Russ Savatt Park to create better connectivity for LIRR visitors. The walkway will include landscaping and lighting.

The third town project, which is being proposed with the Smithtown Library, is for \$3 million and is to build a village green on the east side of Veterans Plaza and on the south side of the Kings Park Library. The village green will include a gazebo, a multi-functional outdoor learning/discovery area, a new playground, a community garden, a bandstand stage, and seating to facilitate community gatherings. There will also be a pedestrian and bicycle connection to the Kings Park Hike and Bike Trail to the east.

Other town projects are \$400,000 for rebranding and marketing the downtown; \$600,000 for small project grants the town will provide for facade improvements to

stores on the ground floor and apartments on the second and third floors. There are infrastructure improvement projects being proposed by the Town of Smithtown and there are building and site improvement projects being proposed by private landowners.

The intent of the projects is to be transformative to the downtown business district. The input that people have provided varies widely and some of the projects are going to have the transformative benefit that is expected and others will simply enrich the landowners proposing them. The public input so far has been a mixed review. Now, though, it is the last stage in the process and the last chance for input.

The best way, it seems, to offer some final comments is by filling out the evaluation survey before the September 30 deadline.

commercial and residential properties; and \$1 million for redevelopment of the .6-acre municipal parking lot on Meadow Road south of the LIRR station.

There are 14 private projects to renovate or replace existing buildings for a mix of commercial and residential uses. They are the renovations of 4 Main Street (\$1.4 million, \$1 million from the grant), 50-56 Main Street (\$412,000, \$309,000 from the grant), 75 Main Street (\$140,000, \$105,000 from the grant), 83 Pulaski Road/The Celtic Crossing (\$410,000, \$307 from the grant), construction of a mixed use commercial/residential building at 8, 26-34 and 44 Main Street (\$4.2 million, \$1.5 million from the grant), renovation of 1 Village Plaza and 12 Renwick Avenue for retail and apartments (\$2,643,000, \$1,009,000 from the grant), 57-65 Main Street, where the building was damaged by fire and razed after becoming derelict and dangerous into stores and apartments (\$2,712,000, \$2,034,000 from the grant), 152 Main Street renovation (1,319,000, \$989,000 from the grant), 174 Main Street, which is Sprouts, to expand the building and add retail space

and accessory apartments (\$884,000, \$663,000 from the grant), and the three projects referenced above, the VFW renovation at 40 Church Street, the American Legion renovation at 20 Thompson Street and the \$35 million 125 Meadow Road redevelopment.

The \$10 million is part of a \$100 million 2023-2024 state initiative to help communities boost their economies by transforming downtowns into vibrant neighborhoods, according to Governor Hochul. With the Governor's commitment this year of \$100 million each for the Downtown Revitalization Initiative (DRI) and NY Forward, the State has now invested a combined total of \$1 billion in both programs since their inception.

The Town of Smithtown first applied for DRI funding in 2021, finally winning approval in 2024.

Under the DRI program, the LPC will approve a list of signature projects that have transformative potential and leverage further private and public investments. The Department of State will then award DRI funds to selected projects with the greatest potential to jumpstart revitalization and realize the community's vision.

PROJECT UPDATES

We had an extremely busy summer and completed many projects. We appreciate everyone's patience. The Kings Wood community continues to be one of Kings Park's best kept secret being tucked away on Church Street.

1. **Basement Supports:** 132-1 New Girders installed for additional support
2. **Basement Waterproofing:** Our aging foundations have developed cracks. We have been tackling one building at a time for the past few years.
3. **Deck Painting:** Throughout as needed
4. **Deck Replacements:** (4) were replaced based on to structural issue.
5. **Doors:** Apt. Doors received a fresh coat of touchups as needed.
6. **Doors:** Main Doors will received a fresh coat.
8. **Landscaping:** Mild winter resulted in only a few shrubs that needed to be replaced.
9. **New Boiler:** Building 130 has been replaced.
10. **New Water Heater:** Building 130 has been replaced under warrantee.
11. **Plumbing:** Ongoing plumbing replacement of old pitted copper pipes as needed throughout.
12. **Pressure Washing:** Some decks & siding
13. **Tree Trimming/Removal:** 130 & throughout.
14. **Window Panes:** Fogged thermos-panes will be replaced with new window panes.



Many may be wondering when are we getting new machines. With the New Sewer Project soon to be underway, we are holding off until after the project is complete. We will, at that point, look into our option for larger machines.

Another thing to look forward to is a new card system vs. the current coin system will be implemented.



In case you have not yet noticed, a new combination lock has been installed at our community's boarder on Terrill Lane by building 138. If you use this area as a short cut into town, Please contact the office for the combination. We ask that you DO NOT SHARE the combination with anyone other than our residents.



On August 19th, the Town of Smithtown residents woke up to the results of torrential downpours resulting in flooding, road and lake damages. Kings Wood's sump became FULL reaching it's capacity and when this happens, storm water backs up through the lower catch basins and floods our lower parking lot.

With the help of our Cesar, shareholder Bob, and help from one of our contractors we were able to get the parking lot dry by day's-end.

Let this be a reminder to all of us that when torrential rains are predicted, that we should plan ahead and park in higher grounds, away from the lower parking lot catch basins. And if you wake up in the middle of the night and see water rising, PLEASE CALL THE SUPER'S EMERGENCY PHONE LINE FOR RESPONSE.

KINGS PARK SEWER PROJECT UPDATE



TOWN OF
SMITHTOWN
NEW YORK

The County Contractor plans to continue nighttime excavation and pipe installation in Main Street. The work will continue as previously, Sunday through Thursday nights, 8 pm to 6 am, just past 25A/Church Street intersection, working west.

Next phas will be excavating under the LIRR on Indian Head road the week of 9/23.

If you notice Pot Holes, call (631) 393-4994.

We can expect periodic inconveniences due to equipment movements and excavations, road closures and detours. Unfortunately noise from the heavy equipment will continue to be expected.

If you have questions contact 631-393-4994, kingsparksewers@suffolkcountyny.gov

kpdowntown.com

The Kings Wood community is in the process of obtaining Contractor Bids by end of September. They will be reviewed by the Board along with our hired Engineer from R&W Engineers PC. We will keep the community up-to-date as things progress.



TOWN OF SMITHTOWN HAZARDOUS WASTE RECYCLING

OCTOBER 5TH (Paint, Fertilizer, Chemicals, Oil, etc.)

85 Old Northport Road, Kings Park, 7 am—3 pm

PAPER SHREDDING EVENT

OCTOBER 19TH SAME LOCATION, SAME HOURS



LOSS ASSESSMENT COVERAGE



turning risk into solutions since 1939

WHAT IS LOSS ASSESSMENT INSURANCE, AND WHY IS IT IMPORTANT FOR SHAREHOLDERS?

Loss assessment insurance is important because it can protect you from unexpected financial losses in shared communities, like cooperatives, homeowners associations (HOAs) or condos. It can cover your share of a special assessment fee for damage or loss to common property. This can help prevent you from having to pay out of pocket for incidents that exceed the limits of the master policy.

Loss assessment insurance can cover: property damage, liability claims, and deductibles.

DID YOU KNOW?

Many insurers can offer higher Loss Assessment limits for a nominal additional premium. Ask your broker if higher limits are available.

Please refer to your own homeowner's policy for specific limits, terms, conditions, and exclusions.



Community Happenings

Reminder Kings Wood Owners Corp is a
"Smoke Free Community"

Thank you to all who are cooperating!
Your neighbors greatly appreciate it!

Please DO NOT smoke inside nor outside your apartment.



Inflation is not helping anyone. This year our gas rates have increased an average of 41% to-date. We have locked in a rate for October thru March in efforts to control our gas expense. Nonetheless, we encourage everyone's help by conserving laundry machine dryer usage and lower your thermostats when not home. Open your shades this winter to let sun in and warm your apartment.



BE COURTEOUS TO YOUR NEIGHBORS

Please, use your indoor voices.....be aware of your TV and music volumes or wear ear phones... walk, don't run, up or down the stairs.....and don't slam your door. Thank you!!



DO YOU HAVE A TERRACE?

RECOMMEND CLEARING LEAVES AND SNOW

This is a reminder that if you have a terrace, we recommend you or you have someone keep the terrace clear from leaves and snow not to cause damage.



PLEASE DON'T NEGLECT TO EXAMINE YOUR FAUCETS, SPRAYERS, DRAINS, DISHWASHERS, TUB SPOUTS, WATER FEED LINES, GROUT, CAULK AND TOILETS. If you see moisture in the back wall, above or under your cabinets, it could be a leak within the wall... CALL THE SUPER.



Fire Safety

New Year is the time to check your **Fire Extinguishers' expiration date**

Check your Smoke, Natural Gas & Co2 Detectors (**only last 7 years**). If replacing, get the 10 year sealed battery.

2nd Floor Apartments may want to consider purchasing an escape ladder and keep it easily accessible in for an emergency.



****IMPORTANT****

If you have an email address, please send it to the office so that you can receive updates and special notices. You can use the form at the end of this newsletter or just send us an email to: **kingswoodowners@aol.com**.



Please ask your visitors NOT TO BLOW THEIR HORN when they come to pick you up. It disturbs our residents.



Reminder we still have a cesspool waste system, therefore, please remember **DO NOT FLUSH**

- WIPES
- PAPER TOWELS
- GREASE
- SANITARY NAPKINS
- DIAPERS
- BOWL CLEANERS



IF YOU HEAR WATER RUNNING WITHIN A WALL – CALL THE SUPERINTENDENT'S CELL PHONE 631-741-5023 – THIS WOULD BE CONSIDERED AN EMERGENCY.



BASEMENT STORAGE

Is it time to Purge unused items!?

If you have not used it within last 2 years, it is likely you will never use it.





WINTER IS COMING...

If you do not like snow, you may be happy to hear the Old Farmer's Almanac's predictions.

Region 1: Northeast (Including Eastern New York)

In the Northeast—Massachusetts, Vermont, New Hampshire, Maine, and eastern New York—winter is always cold and snowy. But we're predicting a gentler-than-normal season that's not so rough and tough.

How Cold Will Winter Be?

Winter temperatures will be above average overall. January is expected to be 4°F above average in the far north of this region. The coldest periods will be mid-December and late February.

Will There Be Snow?

Yes, there will be plenty of snow—however, precipitation and snowfall will be slightly below normal (1 to 1.5% below average). The snowiest periods will be in early December, mid-February, and early March.

Region 2: Atlantic Corridor

This swath of land along the East Coast covers portions of seven states, including New York, Pennsylvania, and Virginia, as well as major cities from Boston and NYC to Washington, D.C., and Richmond.

How Cold Will Winter Be?

Not bad! Temperatures will be average to slightly above average during winter (though 2% colder than average during February). The region will also experience shots of cold in mid-December, early and late January, and late February.

Will There Be Snow?

Precipitation will be slightly below normal this winter. In this region, snowfall will be below normal in the north and above normal in the south. The most snow is expected to arrive in late December and late February.

Winter Weather Forecast 2024-2025 | The Old Farmer's Almanac



WHEN IT SNOWS...

Did you enjoy this summer because...THIS WINTER IS EXPECTED TO BE WORSE THAN LAST

We have a Snow Removal and Bobcat Contract. We will do our very best to continue to provide the same service or better to remove snow from the stalls.

Please remember to listen for the phone robo-calls requesting to move your vehicle to permit the plow/bobcat to clear the snow from your parking stall, thus avoiding piles of snow behind and between cars.

And please be patient with our contractors.

If you will not be at Kings Wood for a long period of time, please leave a key to your vehicle with a trusted neighbor or park in the rear lot behind Buildings 132 & 134 in a Visitor stall.

Please use CAUTION when walking outside—wear your rubber sole shoes/boots. If you see ice, avoid it and report to the office.



IMPORTANT DATES

****ALL RESIDENTS QUALIFY for the BASIC STAR REAL ESTATE EXEMPTION****

****Due MARCH 1, 2025**

NEW FILERS: Visit <https://www.tax.ny.gov/pit/property/star/> to register with NYS. Refund checks get mailed the following year in 2026 from NYS (518-457-2036)

New York—Property Tax: Property Owners Age 65 and Over The New York Department of Taxation and Finance has issued a publication providing information on changes to exemptions for property owners age 65 and over. The publication clarifies that beginning with applications for 2019, taxpayers must apply separately for the Partial Tax Exemption for Real Property of Senior Citizens (also known as the senior citizens or aged exemption) and the "Enhanced" school tax relief program (STAR) exemption and that the older adults who qualified for the senior citizens exemption **will no longer be automatically granted the Enhanced STAR exemption**. The Enhanced STAR exemption consists of an exemption for property of senior citizens satisfying certain requirements. **To receive the Enhanced STAR exemption, taxpayers must enroll in the Income Verification Program (IVP). The publication also outlines the instructions to apply for or renew the Enhanced STAR exemption and the senior citizens exemption.**

Enhanced Star: If you are over 65 years of age by December 31st and your annual income is under **\$98,700** for tax year 2024 OR **\$107,300** for 2025 (limit subject to change after January 1, 2025) you must recertify yourself by mail or on-line. **NOTE: You are allowed to DEDUCT your medical bills, medial co-pays, and prescription expenses.** First time filers should apply thru the Town of Smithtown.

Any questions call NYS 518-457-2036; <https://www.tax.ny.gov/pit/property/star/eligibility.htm>

Disabilities and Limited Income Exception: If your income is less than **\$58,400** for tax year 2022, (limit subject to change after January 1, 2023) you must recertify yourself with the Town of Smithtown every year to get a 5% exemption.



GUTTER CLEANING...

Gutter cleaning will take place on ALL buildings **MONDAY, NOVEMBER 18 & MONDAY, DECEMBER 9th**, 8:00 a.m. rain or shine. Please do not leave any objects you do not want soiled on your deck and/or in the front or rear of the buildings.

CARPET CLEANING

On **TUESDAY & WEDNESDAY, OCTOBER 15 & 16**, The Carpet Cleaning Guy will be on the property to steam clean the hallway carpet.



If you are interested in having the interior of your apartment done, please call the Kings Wood office by **FRI-DAY, October 11th.**

Here are the Rates which include:

- Soil Retardant Cleaning Solutions
- Preconditioning
- Spot Removal
- Deodorizing

| | |
|---|-------|
| Studio..... | \$70 |
| 1 Bedroom (Living room & Bedroom.....) | \$85 |
| 1 Bedroom w/Terrace (Living & Bedroom)..... | \$85 |
| 2 Bedroom (Living room & 2 Bedrooms)..... | \$100 |

FROM OUR SUPERINTENDENT, CESAR



Reminder to ALL RESIDENTS: If you receive a delivery of furniture, appliances, or fixtures, please have your contractor take away the item being replaced. DO NOT have them leave it inside the dumpster enclosure ground.



Reminder...Residents who get locked out of their apartment and request help from the Property Manager or Superintendent during office hours will be charged \$35 after their 2nd incident. Resident who get locked out after office hours (Monday – Friday, 8 am – 4 pm) will be charged a **minimum of \$360**



NEED HANDYMAN HELP? In an effort to help our residents with small projects, our superintendent, Cesar, will be available to help complete your “to do” tasks. If you are interested, the work will be organized through the Kings Wood office at the same rate \$60/hour plus materials, Monday through Friday starting 4:30 pm

Larger weekend projects will have a minimum of 4 hours \$240.



CARDBOARD & PAPER RECYCLING ONLY Please NO PLASTIC BAGS, NO ENVELOPES WITH PLASTIC WINDOWS, NO MAGAZINES, NO GLOSSY PAPER, NO LAMINATED PAPER. Please place in regular trash dumpsters.



Please ONLY dispose of paper and cardboard into the paper dumpsters and break up the boxes.

Close Dumpster side doors to keep critters out. Raccoons love our trash.

Also PLEASE toss your trash to the REAR of the dumpster so they are filled evenly.

FROM OUR PORTER, CARLOS

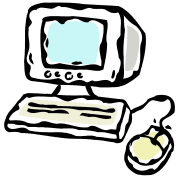


We are sad yet happy for Carlos’ retirement future. We wish him a long, healthy & happy life in his new home in Florida. Carlos was a dedicated member of our staff for 17 years, He will surely be missed.

New company, Island Wide Building Services’ cleaning service will start in November. If you have any concerns with their service, contact the Kings Wood Office.

HOLIDAY TREES

With Fire Safety in mind when living in close proximity to one-another, we ask that you use CAUTION with Live Trees. Please water them everyday.



FROM THE PROPERTY MANAGER



2024 CLOSED

| | |
|--------|-----------------|
| 136-2D | 1 BR/UL |
| 138-4D | 1 BR/UL |
| 140-1B | 1 BR/Terrace/LI |
| 140-2B | 1 BR/LL |
| 142-3A | 1 BR/LL |
| 144-4D | 1 BR/Terrace/UL |



FOR SALE

| | |
|--------|-----------------|
| 134-2D | 1 BR/UL |
| 136-1A | 1 BR/Terrace/LL |
| 140-1A | 1 BR/Terrace/LL |
| 146-2C | 2 BR/UL |

DO NOT USE OVENS TO KEEP WARM

You may be tempted to turn on the oven and leave the door open in your kitchen for some heat. This can prove to be a DISASTER for a number of reasons. First, it's possible that your oven will give off carbon monoxide during the heating process—this is dangerous for you to breathe. You can also burn yourself if you stumble and touch the open oven. It's especially dangerous to have an open oven door if you have pets or children.

DOORS: HEAT IS ON... Please keep the main doors to our buildings closed.

MANDATORY INTERIOR INSPECTIONS

MONDAY, NOV 11TH thru

FRIDAY, NOV 15TH, 9 AM TO 3 PM

What we look for: Natural Gas, Smoke, CO2 detectors, operable shut-off valves, faucet/drain leaks, sealed bathroom grout/caulk. NOTICE WILL BE SENT OUT



Vacuum your baseboard fins and make sure they are not blocked. Move furniture away from the wall and raise drapes above the baseboard.

SAFETY IS EVERYONE'S CONCERN

SCHOOL BUS SAFETY... Be aware there is a school bus stop to the



RIGHT of the Kings Wood entrance as you leave. Parents dropping or picking up their children **CANNOT** park in the Kings Wood driveway while waiting for the bus to arrive. **THIS IS VERY DANGEROUS**

SLOW DOWN – CAUTION: We have children on the property!

Please bear right when driving in and out of the community through the entrance driveway. Look for our STOP sign on the hill in front of building 146. **PLEASE STOP AT THE STOP SIGN**

Parents/Grandparents: Please be cautious with the children as vehicles may not see the little ones as they pull in/out of their parking stalls.

NO DOUBLE PARKING & NO PARKING IN THE DRIVEWAY OR FIRE LANES FOR MORE THAN 10 MINUTES TO LOAD AND UNLOAD.



LAUNDRY ROOM LIGHTS

Please close the lights and main door when you leave! Don't Waste Energy and Money. After your wash is finished, please check if you have left items in the washer.



Hours 9:00 a.m. through 9:00 p.m.

Please time your laundry so you can pick it up when it's done. Other residents need to use the machines.



LAUNDRY

ROOM COINS for our resident's convenience at the KWOC office. Feel free to come into the office during open hours (9 am - 4 pm) to cash in your dollars.

PARK BETWEEN THE LINES

**SPEED
LIMIT
10**



We hope you'll consider using one of these contractors and vendors as they help support our newsletter. Please refer to your [House rules, Section 2.00 Alterations, Repairs and/or Changes to Interior of Apartment](#) and follow instructions by submitting the form to the Property Manager prior to starting work. Thank you.

American Real Estate Associates

Karen Cohen Cell 516-443-4221
St. James, NY 11780
Douglas Cohen Cell 516-443-4221
Office 631-862-6605

Bradley & Parker

Insurance & Financial Services
Tom Youmazzo, Insurance Counselor
tyoumazzo@bradley-parker.com
631-650-4015
320 S Service Road, Melville, NY 11747

Chelsea Home Remodeling, Inc.

631-368-4677

Leonick Law, PLLC, Attorneys at Law

James Leonick
6143 Jericho Tpke, Suite 202
Commack, NY 11725

FREE Consultation

Estate Planning/Elder Care/Accidents

631-486-9500

Owen Baldwin Rubbish Removal

John Baldwin 631-235-9353 Free Estimates

State Farm Insurance

Marcela Ruppert Insurance Agency, Inc,
631-663-5577



Gas Leaks

While rare, natural gas leaks can be extremely dangerous. The most telling sign of a natural gas leak is its familiar rotten egg odor. This odor is added to the natural gas so it can be detected in the event of a leak.

Gas leaks in the home can be easily prevented. Simply ensure that your stove and oven gas valves ignite the flame immediately upon opening and ensure that you completely shut off the gas valves after cooking.

If you detect a gas odor, follow these tips:

Do not turn any electrical appliances on or off (it may create a spark).

Notify your hallway neighbors. Leave the apartment immediately and from a safe distance call 911 and then the PSEG company (1800-490-0075), followed by the Superintendent emergency cell phone.

Every resident should have an Important Phone Numbers magnet on their refrigerator previously provided by the Kings Wood Owners Corp. office. If you have misplaced yours, please contact the Kings Wood Owners Corp. office for a new one.



See if you qualify ...
www.affordableconnectivity.gov

The Affordable Connectivity Program (ACP) is a U.S. government program that helps many low income households pay for broadband service and internet connected devices.

Get Connected to Phone or Internet Service www.lifelinesupport.org

Lifeline is a federal program that lowers the monthly cost of phone or internet service.



We need more gardeners. If you are usually home during the week, please consider helping. We have a great time getting dirty and everyone is treated to lunch for the day. We also take day trips to local flower and nursery shows to inspire our gardens.



We Wish You A....



CONTRIBUTE TO OUR NEWSLETTER

Thanks to all residents who have volunteered their time to help improve our community and Helena who manages these committees. We encourage residents to get involved and have several options:

Admissions Committee:

- Josephine Bachman
- Alex Attwood
- Krista Lombardo
- Michael Milano
- Karilyn OBrien
- Lucille Short

Grounds Committee:

- Shari Mott, Committee Chair
- Terrence Kahn
- Loretta Cousins

Newsletter Committee:

- Krista Lombardo, Editor
- Helena Chaves, Contributing Editor

Board Members:

- Dan Lunde, President
- Bob Kohlmeyer, Vice President
- Josephine Bachman, Treasurer
- Terrance Khan, Secretary

Management Team:

- Helena Chaves, Property Manager
- Cesar Adriano, Superintendent
- Jim Leonick, Legal Counsel, Leonick Law, PLLC
- Dennis Ench, Accountant, Capraro, Centofranchi, Kramer, Tidona, Ench, & Co., CPA

Published by:

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- www.kingswoodowners.com
- Property Manager, Helena Chaves
- E-mail: kingswoodowners@aol.com
- Superintendent: Cesar Adriano
- Emergency Cell Phone 631-741-5023
- Phone 631-269-6424; Fax: 631-269-3945

Resident Contact Information

Please give the office your email address to receive information notices that may effect your and your building.

Apt # _____

Name _____

Email _____

Updated Phone #s

Home _____

Work _____

Cell _____

Emergency Contact

Name _____

Home _____

Work _____

Cell _____

Vehicle Registration Information

It's time to update our resident Vehicle Registration records.

Please attach copy of your Driver's License and Vehicle Insurance Registration

Apt # _____ Date _____

Name _____

Spot # _____ Color _____

Make _____

Model _____

Plate # _____

2nd Vehicle

Make _____

Model _____

Plate # _____

