



November 2021



# Out Of The Woods

A Kings Wood Community Newsletter

Issue



## Happy Thanksgiving

### ATTENTION SHAREHOLDERS

#### ANNUAL SHAREHOLDER'S MEETING

Thursday DECEMBER 16TH 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.

**- MUST WEAR A MASK**



Nov 26th

Dec 27th Thru Dec 31st

### INSIDE OUT OF THE WOODS

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



### MARK YOUR CALENDAR

CARPET CLEANING.....OCT 28 & 29

SEWER INFO MEETING.....Nov 9

GUTTER CLEANING.....Nov 18, Dec 7

ANNUAL MEETING.....Dec 16

STAR EXEMPTION REGISTER.....MAR 1

ENHANCE STAR RE-REGISTER....MAR 1

### SEWER INFO MEETING NOVEMBER 9TH, 7 PM

St Joseph's Church, Travis Hall



### REFERENDUM VOTE DECEMBER 14TH

**SEWERS ARE  
IMPORTANT TO  
KINGS WOOD.  
PLEASE BE SURE TO  
VOTE!**

If not passed, Kings Wood will be eliminated from the Kings Park expansion sewer district.



# COMMUNITY'S SPOTLIGHT



Thank you for your cooperation during our parking lot renovation! Note the new asphalt was not sealed because it needs to cure for a minimum of 6 months.



## **Covid-19 Has Changed Our Habits**

Please continue to social distance in the hallways and laundry rooms. Follow CDC guidelines to help stop the spread of germs. If you feel sick, muscle pain, shortness of breath, loss of taste or smell, please seek medical attention and let us know so we can take necessary disinfecting steps within your area.

Wishing everyone a Healthy 2022

## LOCAL NEWS AND EVENTS

### **SEWERS ARE IMPORTANT FOR KINGS WOOD**

### **PLEASE BE SURE TO VOTE DECEMBER 14TH.**

Come to Kings' Woods Community Information Meeting on

**TUESDAY, NOVEMBER 9TH, 7 PM at**

St. Joseph's Church, Travis Hall

**ALL KINGS WOOD RESIDENTS (Shareholders & Renters)**

If you do not know if you are registered to vote, please contact the Kings Wood office.

Present: Ben Wright, Suffolk County Public Works

Kings Wood Engineer, Michael Williams, R&W Engineering

# 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:** 134 New Girders installed for additional support
2. **Deck Painting:** Throughout as needed
3. **Doors:** Apt. Doors received a fresh coat of touchups as needed.
4. **New Storm Catch Basin:** 134
5. **Main Doors:** Many adjusted to close properly after years of use.
2. **Insulation:** Basement 134 kneewall was insulated
3. **Landscaping:** Mild winter resulted only a few shrubs that needed to be replaced.
5. **New Boiler:** Building 142 has been replaced.
6. **New Water Heaters:** Building 132, 138, 142
7. **Parking Lot:** Asphalt Crackfill Maintenance, Patching, New Catch Basin by 134, Sealing & Striping
8. **Plumbing:** Ongoing plumbing replacement of old pitted copper pipes as needed throughout.
9. **Pressure Washing:** Some decks & siding
10. **Siding/Vent Repairs:** Throughout minor repairs
11. **Tree Trimming/Removal:** Trimming was done. More to be done behind building 144
12. **Window Panes:** Fogged thermos-panes were replaced with new window panes.



**We had two septic back ups this year at 140 & 142 and septic pipe breaks.**

**Please remember DO NOT FLUSH**

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



**WINTER IS COMING...**

Officials at the Farmer's Almanac have released a winter forecast for 2021-22. *"If you choose to believe the Old Farmer's Almanac prediction, Winter will be cooler than normal, with the coldest temperatures in mid- and late December and mid-January and from late January into early February.* **Remember to wear your rubber sole shoes/boots.**

Last year they were correct by predicting we would have a warmer winter with less snow than the past year. They were correct. Let's see if 2021/22 is also correct!

<https://alexandrialivingmagazine.com/news/possible-repeat-warm-snowless-winter/>



## 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.



### 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?

#### KEEP IT CLEAR FROM LEAVES AND SNOW

If items blow off your terrace, please pick them up from the grounds.

This is a reminder that if you have a terrace, you need to keep the terrace clear. According to our Proprietary Lease (page 6, section 7) it is your responsibility to keep the terraces....clean and free from snow, ice, leaves and other debris..."



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.



New Year is the time to check your fire extinguishers' expiration date (**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](mailto:kingswoodowners@aol.com).



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



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

See House Rules – new restrictions apply dated June 1, 2019.







# IMPORTANT DATES

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

**\*\*Due MARCH 1, 2022**

**NEW FILERS:** Visit <https://www.tax.ny.gov/pit/property/star/> to register with NYS. Refund checks get mailed the following year in 2023 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 **\$90,550** for tax year 2021 OR **\$92,000** for 2022 (limit subject to change after January 1, 2022) 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>**

**Low Income Age Exception:** If your income is less than **\$37,400** for tax year 2021, (limit subject to change after January 1, 2022) 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 **THURSDAY, NOVEMBER 18 & TUESDAY, DECEMBER 7th**, 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.



On **THURSDAY & FRIDAY, OCTOBER 28TH & 29TH**, 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 **MONDAY, October 25th.**

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
Including tax.	

# 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 2<sup>nd</sup> incident. Resident who get locked out after office hours (Monday – Friday, 8 am – 4 pm) will be charged a **minimum of \$210**



**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.



## 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 new contractor.

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.

# FROM OUR PORTER, CARLOS

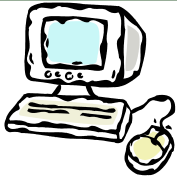


## HOLIDAY TREES



Please do not forget to vacuum and sweep the Christmas trees' pine needles that are left behind in the hallway and on the walkway. When disposing of the trees, DO NOT place them in the dumpsters. Please place them on the left side of the exit to Church Street. PLEASE REMOVE THE PLASTIC BAG. THANK YOU.

**Please keep main door closed to keep leaves out. Help keep our halls clean.**



## FROM THE PROPERTY MANAGER

### 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, NOVEMBER 15 thru

FRIDAY, NOVEMBER 19TH, 9 AM TO 3 PM



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 – PLEASE STOP AT THE STOP SIGN**

**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 make sure you STOP!

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



### 2021

138-2B 1 BR/LL  
146-2B 1 BR/LL  
146-3C 1 BR/UL



### CLOSED

130-1A 1 BR/LL Terrace  
130-2A 2 BR/LL  
130-3B Studio  
130-4B 1 BR/LL Terrace  
130-4D 1 BR/UL Terrace  
138-1C 1 BR/LL Terrace  
138-4C 1 BR/UL Terrace  
140-3C 1 BR/UL  
144-1B 1 BR/LL Terrace



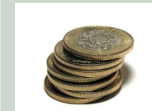
### LAUNDRY ROOM LIGHTS

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**





CAPRARO, CENTOFRANCHI,  
TIDONA & ENCH CPA's P.C.  
CERTIFIED PUBLIC ACCOUNTANTS



## CLIENT UPDATE

F A L L 2 0 2 1

### Ideas to lower your 2021 tax bill

**N**ow is the time to begin tax planning for your 2021 return. Here are some ideas:

#### Contribute to retirement accounts

Add to your IRA or your employer-provided retirement plans. Remember, you can reduce your 2021 taxable income by as much as \$19,500 by contributing to a retirement account such as a 401(k). If you're age 50 or older, you can reduce your taxable income by up to \$26,000!

#### Donate to a charity

If you don't have enough qualified expenses in order to itemize your deductions, you can still donate to your favorite charity and cut your tax bill. For 2021, you can reduce your taxable income without itemizing by up to \$300 if you're single and \$600 if you're married by donating to your favorite charity.

#### Consider a donor-advised fund

Consider donating multiple years-worth of contributions to a donor-advised fund if you have the available cash so you can exceed the standard deduction this year. Then make your cash contributions from the donor-advised fund to your favorite charities over the next three years.

#### Increase daycare expense deduction

The child and dependent care credit has been significantly increased for 2021. Consider whether it makes sense to increase your daycare expenses in order to take advantage of this larger credit amount. If you have one qualifying dependent, you can spend up to \$8,000 in daycare expenses while cutting your tax bill by \$4,000. If you have more than one qualifying dependent, you can spend up to \$16,000 in daycare expenses while cutting your tax bill by \$8,000. To receive the full tax credit, your adjusted gross income must not exceed \$125,000.

#### Contribute to an FSA or an HSA

If you have a flexible spending account (FSA), you can contribute up to \$2,750 in 2021. This allows you to pay for medical expenses in pre-tax dollars! Even better, unspent funds in an FSA can now be rolled from 2021 to 2022. And if you have a health savings account (HSA), you can contribute up to \$3,600 if you're single and \$7,200 if you're married. If you currently don't contribute to an FSA or an HSA, ask your employer if either or both are offered, and how you can sign up.

Please call to discuss these and other tax planning opportunities. ♦

# Health



### Make Healthy Habits Part of Your Routine

- Take the stairs
- Drink more water
- Go for daily walks
- Eat more greens

### Simple Ways to Eat Healthier Every Day

- Eat lot of whole-grain carbohydrates
- Make a concerted effort to eat more fruits & vegetables
- Kick added sugars to the curb



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.

**Able Locksmith & Door Service**

769 Deer Park Avenue  
N. Babylon, NY 11703  
631-587-7278

**Allstate Insurance**

Chris Reimels III  
49 Indian Head Road  
Kings Park, NY 11754  
631-269-5200

**Owen Baldwin Rubbish Removal**

John Baldwin 631-235-9353 Free Estimates

**American Real Estate Associates**

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

**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

## 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.



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.

### 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:

All Board Members  
Alex Attwood  
Rita Hammond  
Carole LeMieux  
Kristin Lombardo  
Bernadette Molfetta  
Michael Milano  
Karilyn OBrien  
Lucille Short

#### Grounds Committee:

Shari Mott, Committee Chair  
Terrence Kahn  
Rhonda Reid  
Eleanor Vetter

#### Newsletter Committee:

Krista Lombardo, Editor  
Helena Chaves, Contributing Editor  
Rita Hammond, Contributing Editor  
Eleanor Vetter, Contributing Editor

#### Board Members:

Dan Lunde, President  
Bob Kohlmeyer, Vice President  
Josephine Bachman, Treasurer  
Krista Lombardo, Secretary  
Terrance Khan, Member

#### Management Team:

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

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Superintendent: Cesar Adriano  
Emergency Cell Phone 631-741-5023  
Phone 631-269-6424; Fax: 631-269-3945

We Wish You A....



#### 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 # \_\_\_\_\_

