



OCTOBER 2022



Out Of The Woods

A Kings Wood Community Newsletter

Issue 41



Happy Thanksgiving

ATTENTION SHAREHOLDERS

ANNUAL SHAREHOLDER'S MEETING

TUESDAY DECEMBER 13TH 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.



Oct 11 Thru Oct 25

Nov 7 Thru 11

Dec 27th Thru Dec 30th

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 27 & 28**

GUTTER CLEANING.....**Nov 14, Dec 8**

ANNUAL MEETING.....**Dec 13**

STAR EXEMPTION REGISTER.....**MAR 1**

ENHANCE STAR RE-REGISTER....**MAR 1**



We appreciate all the gardeners on the property. But please plan for next year NOT to plant vegetables on your deck. If you are planting flowers, please place planter dishes under the pots to collect water. Especially 2nd floor decks.

Water causes mildew and damages joists, even pressure treated wood, over time.

Kindly be aware of residents below.



COMMUNITY'S SPOTLIGHT



Welcome new Landscape Committee member, Bernadette Molfetta!

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



Covid-19 Restrictions have been halted by CDC

We want to thank everyone for their cooperation over the past 2 years. Covid has changed everyone's lives in one way or another. We wish everyone continued good health to you and your family.

Reminder the government is mailing out new FREE Covid Tests for the fall/winter. Sign up on-line

[COVID.gov/tests](https://www.covid.gov/tests) - *Free at-home COVID-19 tests*



By Rita Hammond

I have everything that I wanted as a teenager, only 60 years later. I don't have to go to school or work. I get an allowance every month. I have my own pad. I don't have a curfew. I have a driver's license and my own car. The people I hang around with are not scared of getting pregnant and I don't have acne. Life is great. I changed my car horn to gunshot sounds. People get out of the way much faster now.

Gone are the days when girls used to cook like their mothers. Now they drink like their fathers.

I didn't make it to the gym today. That makes five years in a row. I decided to stop calling the bathroom "John" and renamed it the "Jim". I feel so much better saying I went to the Jim this morning.

Old age is coming at a really bad time.

When I was a child I thought "nap time" was a punishment. Now it feels like a small vacation.

The biggest lie I tell myself is... "I don't have to write that down, I'll remember it".

I don't have gray hair... I have "wisdom highlights"! I'm just very wise.

If God wanted me to touch my toes, He would've put them on my knees.

Last year I joined a support group for procrastinators. We haven't met yet.

Of course, I talk to myself. Sometimes I need expert advice.

At my age "Getting Lucky" means walking into a room and remembering what I came in there for.

LOCAL NEWS AND EVENTS

SMITHTOWN MATTERS SUNDAY, JUNE 12, 2022 AT 11:36PM By Stacey Altherr

A 17-acre site located inside Nissequogue River State Park may be the answer to downtown Smithtown's sewage problem. Town officials have proposed the building of drainage basins in Kings Park to address the sewage issues that are holding up the revitalization of Main Street, Smithtown.

The proposed drainage basins are part of Smithtown's proposal to address downtown revitalization. The plan will allow for increased development on Main Street by pumping sewage to Suffolk County's sewage treatment plant in Kings Park where it will be treated. Due to restrictions on the release of treated water into the LI Sound the construction of drainage basins which collect the treated water before it drains into the ground are necessary.

While town officials and some business leaders are in favor of the proposed drainage site to advance the long-awaited sewer project in the town, others, including longtime proponents of the park, say it is the wrong place for it.

"It is literally in the middle of the park," says John McQuaid, president of the Nissequogue River State Park Foundation, which raises money and is working with the state on the development of the park for public use.

At first, officials said the water would be piped underground and not pool on the surface, which would have been more acceptable, McQuaid said. He even talked to county and town officials about finding a less obtrusive location on the 527-acre park. "This is so much good going on here. It doesn't make sense."

Town officials say they looked at six possible sites to transfer excess treated sewer water, but for one reason or another, the other sites didn't work. The Kings Park site was the most agreeable, according to town officials for several reasons, including proximity to sewer plant and topography. About 90 percent of the town is currently using cesspools and septic systems, which lead to large amount of nitrogen and other contaminants into the ground.

Some of the other sites considered and rejected were the St. Catherine of Sienna site, which was too close to well water and had topography problems, and St. Johnland Nursing Home, which is too close to the New York State Department of Environmental Conservation Corridor, according to officials.

While the rest of the park is owned by New York State Parks Department and was legislated as parkland in 2000/01, a small part of the property known to residents as Building 1, is owned by the Dormitory Authority for the State of NY which oversees construction projects and financing of those projects. The land was once owned by the state's Office of Mental Health.

Environmental guidelines for sumps used for treated sewer water only allows the town to dump 600,000 gallons a day of effluent into the Long Island Sound. The drainage basin would accommodate the extra treated water.

"It is not a done deal," said Peter Hans, Smithtown Planning Director. The master plan up on the state website currently does not include the leeching pools.

Approximately 1.5 to two acres will be used for the drainage basins, with the other acreage used for a continuation of a planned bike path and other recreational uses. The sewer money, provided mostly by state and county funds, would pay for the remediation of the site including removal of the abandoned building on site.

Hans said the sump will be camouflaged with landscaping to fit in the other beautification efforts of the park, with a chain-link fence around the sump, and with berms and other landscaping. He added that it would not emit any smell.

Fall vaccination roundup

Even if you're exhausted from pandemic-related vaccinations, it's still important to stay up to date on all of your shots.

As the COVID-19 pandemic drags on, with vaccination requiring boosters, it can be easy to forget about vaccines that guard against other illnesses. But vaccines are more important than ever as the years pass, because your immune system weakens with age. "You can't fight off infections as well as you used to," says Dr. Suzanne Salamon, associate chief of gerontology at Harvard-affiliated Beth Israel Deaconess Medical Center. "If you have medical conditions, they can make you even more vulnerable. So any vaccinations are helpful."

Talk to your doctor about whether you're up to date on vaccinations and boosters for COVID-19; tetanus, diphtheria, and pertussis (whooping cough), which are given together; hepatitis A; and the following illnesses.

Influenza

The CDC recommends getting your annual flu shot in September or October, but Dr. Salamon suggests waiting until November. "The flu shot loses about 7% of its effectiveness every month after you get it. But flu season generally doesn't arrive until December or January. So my warning is that you shouldn't get the shot too early," she says. If the flu season begins unusually early, however, you should get the shot sooner.

There are a few types of flu shots. Dr. Salamon advises getting whatever flu vaccine is readily available to you. "But if there's a choice, the latest recommendation for people 65 or older is to go with the high-dose flu shot over the regular dose," she says. "The high dose is four times stronger than the regular dose, and people 65 or older need more of a boost to get immunity."

People with heart, lung, or kidney disease are especially susceptible for flu

complications. So are people who take medications that suppress the immune system. The flu shot may help reduce your risks, including the risk of heart disease from the flu (see "Ask the doctor" on page 2).

Shingles

If you're 50 or older, you need two doses of the shingles vaccine (Shingrix), two to six months apart. Shingrix protects you against a reawakening of the varicella-zoster virus, which lies dormant in your nervous system after a case of chickenpox. The virus can emerge years later, causing a painful rash known as shingles. Even after the rash clears up, pain can last for years.

Getting the shingles vaccine not only protects you against a shingles outbreak, it also reduces your risk of debilitating chronic pain. The shots offer 90% protection for at least seven years. However, the shots can cause temporary symptoms. "The shingles vaccine can cause two or three days of flu-like symptoms, such as muscle pain, fatigue, or redness at the injection site," Dr. Salamon says. "But after all of the patients I've seen suffer from shingles and post-shingles pain, I tell my patients that the side effects of the vaccine are worth it."

You may hear that you don't need to get the Shingrix vaccine if you've had shingles, if you don't remember ever having chickenpox, or if you had an older version of the shingles shot (Zostavax, which is no longer available in the United States). None of that is true.



Pneumonia

The pneumococcus bacteria can cause pneumonia, meningitis, and blood infection. You are protected from this by pneumococcal vaccines. Recommendations for these shots have changed a few times in the past decade, and they changed again this year with the FDA approval of two new vaccines: PCV15 (Vaxneuvance) and PCV20 (Pevnar 20). They are now the preferred vaccines, rather than PCV13 (Pevnar 13) and PPSV23 (Pneumovax 23).

The CDC now recommends that people ages 65 or older, as well as adults younger than 65 who are at high risk for pneumococcal disease, get either

- ▶ a single dose of PCV20
- ▶ a dose of PCV15, followed a year later by a dose of the older vaccine PPSV23.

If you already received PPSV23, you should get one of the new vaccines (PCV15 or PCV20) one year later.

If you already received PVC13, you should have gotten a "chaser" of PPSV23 a year later. If you didn't, the CDC says you should get it now; you don't need the new vaccines.

"It's very confusing, so get a record of the vaccines you receive from your primary care doctor," Dr. Salamon suggests. "Keep the information in a notebook, on your smartphone, or on your computer. And keep your primary care doctor up to date on any vaccines you may receive from other doctors."

Finding and paying for vaccinations

You can get vaccines from your doctor's office, a pharmacy, a health or travel clinic, or your local health department.

Most private insurance policies cover all recommended vaccinations.

Medicare vaccine coverage depends on your policy. For example, Part D usually covers all vaccines. Part B covers some of them. For more information, visit Medicare ([health.harvard.edu/vax](https://www.health.harvard.edu/vax)).



The Healthier Way to Shop for Groceries

Steps to reduce your risk of foodborne illness

From the minute you walk into a supermarket and grab a cart that's been touched by a lot of people to the end of your trip when you're packing your bags, grocery shopping can present a few surprising health and food safety

risks. Fortunately, a little planning plus some simple steps can help prevent a surprise case of food poisoning. Here, CR's chief scientific officer, James Dickerson, PhD, provides his science-based tips for shopping safely.

1 MASK UP WHILE YOU SHOP

With COVID-19 cases continuing to surge in various places across the country, it's still wise to wear a mask in indoor spaces like grocery stores. Make sure your mask forms a close seal around your nose and mouth. Layering a well-fitting cloth mask over a surgical mask is one good strategy to try.

2 CLEAN YOUR REUSABLE BAGS

Replacing paper or plastic bags with totes can help you reduce the amount of trash you generate, but totes can become contaminated by bacteria or mold that builds up over time from the foods you place in them. To prevent this from happening, periodically wash your reusable bags. If they can't be tossed in with a load of laundry, use soap and hot water and rinse thoroughly. Let them dry completely before using them again.

3 DISINFECT THE CART

Use a disinfecting wipe to clean the handle and seat of the cart or other areas you might touch. This helps get rid of any stray bacteria, such as E. coli, that might be clinging to the cart.

4 SHOP IN THE RIGHT ORDER

Plan your route through the grocery store so that you're shopping for your items in reverse order of how fast they'll spoil. First, visit the inner aisles

to pick up any dry goods you need—the things that have a shelf life of months or years. Next, hit the frozen food aisle. After that, you can visit the fresh foods and produce sections. Finally,

save items like raw meat and fish, including cuts you get from the butcher or fishmonger counter, for your last stop. That's because those items are most sensitive to temperature.

5 HANDLE PRODUCE WITH CARE

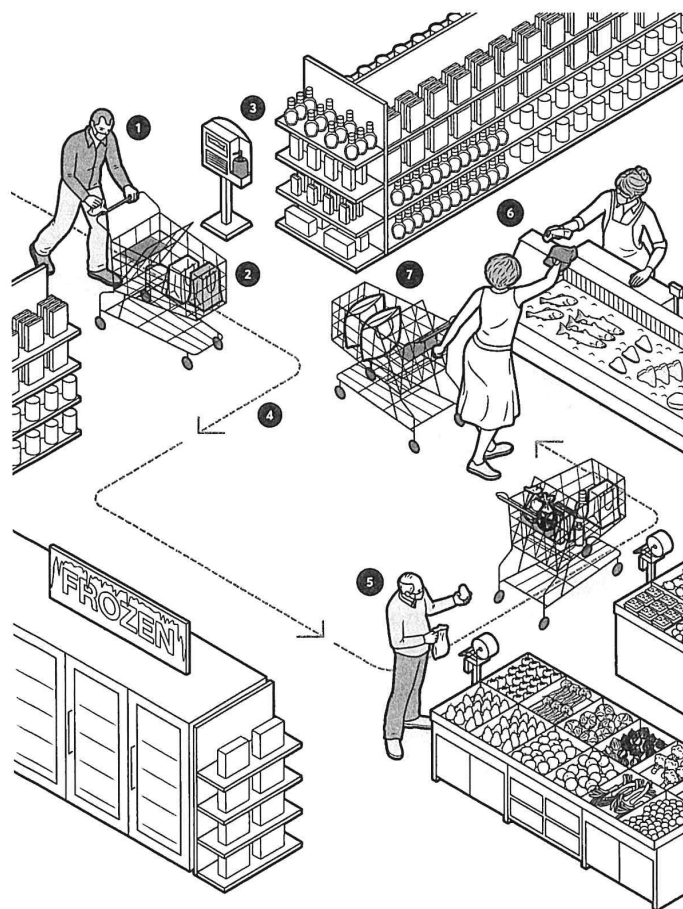
Before placing wet produce in a plastic bag, give it a little shake. In the store, the water helps keep produce fresh. But once it's in a bag in your fridge, excess water can speed up spoilage. Try to store your produce in the top seat area of your cart, rather than in the cart's main compartment, to help protect it from being jostled by other heavy items like boxes and cans. The bruising from this can shorten the shelf life of produce.

6 PROTECT AGAINST CONTAMINATION

Juices can leak from packages of meat, poultry, and fish. When choosing from the case or taking them from the butcher or fishmonger, use an inside-out produce bag to pick them up, then turn it right-side-out around the item. This adds a layer of protection between you and any contaminants on the package. Plus, it protects the other foods in your cart from cross-contamination, as well as the item from any germs that might be on your hands or in your shopping cart.

7 KEEP PERISHABLE ITEMS COOL

Bring at least one insulated shopping bag, plus cool packs, to use for your fresh meat and fish. This will allow you to keep them at a safe temperature until you can get them home and into your fridge.



JAMES DICKERSON, PhD, is Consumer Reports' chief scientific officer.

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:** 130-1 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. **Doors:** Main Doors and Phypon were all painted with a new modern color Black
2. **Insulation:** Basement 142 kneewall was insulated
3. **Landscaping:** Mild winter resulted only a few shrubs that needed to be replaced. Some new ornamental flowering trees were planted this fall.
5. **New Boiler:** Building 138 has been replaced.
6. **Parking Lot: Rear Parking Lot was resealed and restriped** including new patches frm last year.
7. **Plumbing:** Ongoing plumbing replacement of old pitted copper pipes as needed throughout.
8. **Pressure Washing:** Some decks & siding
9. **Tree Trimming/Removal:** Trimming was done. More to be done behind building 140 & 142 next year.
12. **Window Panes:** Fogged thermos-panes will be replaced with new window panes.



Major brush clearing took place behind building 144 and new fast growing Leyland Cypress Evergreen Trees were planted for privacy this spring. A survey was conducted of building 142 residents to see if they too liked the cleaner garden. However, they all responded by indicating they like the current woody look.



Our EV Charging Station Survey Results:

24 Yes

19 No

100 No Responses (It is important for everyone to participate in our Surveys so we have a true overall consensus of proposed projects.) As a result, project is currently on HOLD.



TOWN OF
SMITHTOWN
NEW YORK

Kings Park Sewer Project Expected to start November this year and expected completion by 2025



WINTER IS COMING...

Winter for much of the Midwest and along the East Coast is best described as "Shivery & Snowy." The eastern half of the U.S. should brace for potentially record-breaking cold to define the season. This frigid forecast extends to the Deep South and Texas, which could see the mercury diving as much as 8°F below normal! Specifically:

- Winter temperatures will be colder than normal across much of the country between the East Coast and Rockies.
- Snowfall will be greater than normal from central New England through northern North Carolina, from the Lower Great Lakes and the Ohio and Tennessee Valleys into the southern Plains, from the northern Plains into eastern Washington, and across the higher terrain of the southern Rockies and California. Freezing temperatures will also bring above-average snow totals to most areas in the eastern U.S. that typically experience snowfall.

[Winter Forecast 2022 2023 | Almanac.com](#)



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?

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**

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.





IMPORTANT DATES

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

****Due MARCH 1, 2023**

NEW FILERS: Visit <https://www.tax.ny.gov/pit/property/star/> to register with NYS. Refund checks get mailed the following year in 2024 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 **\$92,000** for tax year 2022 OR **\$93,200** for 2023 (limit subject to change after January 1, 2023) 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 **\$58,400** for tax year 2022, (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 **MONDAY, NOVEMBER 14 & THURSDAY, DECEMBER 8th**, 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 27TH & 28TH**, 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 24th.**

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 2nd incident. Resident who get locked out after office hours (Monday – Friday, 8 am – 4 pm) will be charged a **minimum of \$360**



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 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.

FROM OUR PORTER, CARLOS

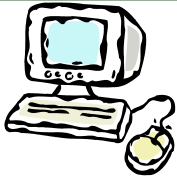


HOLIDAY TREES



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 28TH thru

FRIDAY, DECEMBER 2ND, 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 **CAN NOT** 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

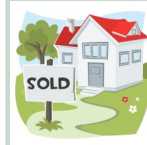
We have children on the property! Please bear right when driving in and out of the community through the entrance driveway. Look for our STOP sign on the hill in front of building 146. Please make sure you STOP!

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



2022 FOR SALE

130-1B 1 BR/Terrace/LL
130-3A 1 BR/LL
140-1B 1 BR/Terrace/LL



CLOSING PENDING

130-3B Studio/LL
130-3D Studio/UL
144-4A 1 BR/Terrace/LL



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.

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

State Farm Insurance

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

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

Gaby's House Cleaning

Gabriela Martinez—Owner
631-346-5207

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.



USAC

Lifeline Support

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.

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
Krista Lombardo
Bernadette Molfetta
Michael Milano
Karilyn OBrien
Lucille Short

Grounds Committee:

Shari Mott, Committee Chair
Terrence Kahn
Krista Lombardo
Loretta Cousins

Bernadette Molfetta

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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E-mail: kingswoodowners@aol.com
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 # _____

