

APRIL 2023



Out Of The Woods



A Kings Wood Community Newsletter

Issue 42

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- Community News & Events

IMPORTANT LITHIUM-ION BATTERIES INFORMATION

PERSONAL & PROPERTY LIABILITY INSURANCE RECOMMENDATIONS

- From Our Residents
- From Our Superintendent
Handyman Service Available (pg 6)
- From The Property Manager
- Reminders
- Recommended Contractors & Vendors
- Flower Order Form



MARK YOUR CALENDAR

WEED CONTROL/FERTILIZER.....**APRIL 6**
SCREENS DUE.....**APRIL 14**
FLOWER ORDER DUE.....**APRIL 12**
FLOWER ORDER DELIVERY.....**MAY 19**
SPRAYING.....**APRIL TBD**
CARPET/TILE CLEANING.....**MAY 9**
COMMUNITY CLEAN UP.....MAY 19—22
DOOR TOUCH-UPS.....**JUNE 13 & 14**
GUTTER CLEANING.....**JUNE 23**



We hope everyone has a wonderful Easter and Passover with family and friends.



Friday, April 21 to Tuesday, May 2

Wednesday, Sept 6 to
Wednesday Sept 13



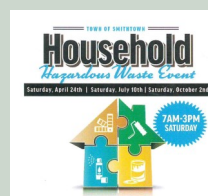
Super Off Saturday, May 7 to
Tuesday, May 16



Dear Residents

Thank you for your recent cooperation. Holding your trash until Monday after dumpsters are emptied vs disposing during the week-

end has helped with the dumpster overflow by building 138



It is greatly appreciated if residents who are often home during the week dispose their trash during the weekday (Monday thru Thursday) vs weekend.

Your continued assistance is greatly appreciated.

Town of Smithtown is hosting Hazardous Waste Event. To encourage our community to get rid of their Old Paint, you can pick up Paint Hardener for FREE. Contact the office for a FREE packet of powder to add to your paint. Once it hardens, you can easily take it to the Municipal Services Facility at 85 Old Northport Road, Kings Park

COMMUNITY NEWS & EVENTS



COMMUNITY PROJECTS

- ➡ 132 Basement Structure Supports
- ➡ 140-142 Tree Trimming & throughout by PSEG
- ➡ Brick Repairs
- ➡ 134 New Boiler & Water Heater Coming this Summer
- ➡ New License Plate Camera



If you see a door open in the evening/night—Close it. This will help keep bugs out of the hallways and your apartments.



If you see a leaking spigot, try to close it and if it does not close all the way—Call the office.



(2) 10 Yard Dumpsters will be available for residents to purge unwanted items from the apartment and basement. FRIDAY, MAY 19 THRU THE WEEKEND UNTIL MONDAY, MAY 22.

COMMUNITY LANDSCAPING LUNCHEON

Visit Bloomin Haus Nursery
816 Waverly Ave, Holtsville, NY 11742
 Tuesday, May 9th, 10 am
 Lunch at South Ocean Grill
567 So. Ocean Ave, Patchogue
Green Thumbs Wanted



Help beautify our community with added flowers. See our list and RETURN YOUR ORDER BY **WEDNESDAY APRIL 12TH**



IMPORTANT LITHIUM-ION BATTERIES INFORMATION

Dear All Residents

E-bikes are growing in popularity on Long Island and nationally. DO NOT STORE INDOORS, STORE OUTSIDE ONLY

There have been reports of lithium-ion batteries exploding on bikes and hoverboards causing fatalities & serious injuries.

In NYC last year, lithium-ion battery fires were the fourth-leading cause of death for fires. In Nassau County six fires linked to lithium-ion batteries, some of which were utilized in e-bikes, caused one death and seven injuries last year.

NEWSDAY 1/23/2023 by Lorena Mongelli

We would like to remind everyone of Kings Wood's House Rules:

5.07 STORAGE:

No hazardous, toxic, flammable materials, including but not limited to ie: motorized vehicles, tires, fertilizers, chemicals, etc. are permitted anywhere in any basement.

10.00 VEHICLES (PERSONAL AND/OR COMMERCIAL)

10.12 No one may store any types of flammables, explosive or otherwise hazardous materials or chemicals in any vehicle or the property.

APT & PERSONAL PROPERTY INSURANCE COVERAGE RECOMMENDATIONS

You should re-evaluate your insurance coverage after you do renovations. Here are minimum recommendations .

11.02 Insurance:

Every shareholder must carry a separate insurance policy to cover the interior of the apartment including, but not limited to: personal property, liability and medical. A current copy must be submitted to the Kings Wood Property Office **every year**.

Each policy of insurance required by this section shall:

- a) insure **Kings Wood Owners' Corp. as an additional named insured** on the General Liability;
- b) shall provide for a minimum of twenty (20) days written notice by the insurer to the Owner of cancellation, non-renewal or material change in coverage;
- c) shall be primary and non-contributory to any other insurance maintained by Kings Wood Owners' Corp.;
- d) shall provide for a waiver of subrogation in favor of Kings Wood Owners' Corp.

Required Minimum Coverage Limits:

Liability Per Occurrence:	\$300,000 - higher limits are typically available (and may be required to purchase an Umbrella)
Employers Liability:	\$300,000 (maids/caregivers)
Workers' Comp	Included

Recommended Minimum Coverage Limits:

Personal Property Protection:	\$40,000 (depending on individuals' assets, ie. furniture, jewelry, paintings, appliances, carpeting, wall coverings, etc.)
Medical Per Occurrence	\$1,000 – higher limits are typically available
Loss Assessment	\$10,000 (new recommendation) – purchase the highest limit available
Improvements & Betterments	\$25,000 (new recommendation) – dependent upon cost of improvements made

REMINDERS



WHERE'S YOUR STOCK AND LEASE?

LET'S ALL TAKE A MOMENT TO FIND THESE DOCUMENTS WHICH ARE NEEDED TO SELL YOUR APARTMENT.

Apt. No.: 3B
Shares: 173

KINGSWOOD OWNER'S CORP.

Lessor,

TO

KINGSWOOD OWNER'S CORP.

Lessee,

PROPRIETARY LEASE

LAUTO & GARABEDIAN
235 BROOKSIDE DRIVE
HAUPPAUGE, NY 11788
(516) 361-5334



REGISTER YOUR VEHICLE(S)
WITH THE KING WOOD OFFICE

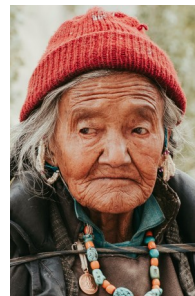
WHY IT IS IMPORTANT!

We recently had a large loose tree limb overhanging vehicles and we did not know who to contact to have them move the car from the rear lot.

You can find the Vehicle Registration form on our website Kingswoodowners.com under Forms.



Here is a little humor for the young at heart.



Brain cells, hair cells and skin cells—they all die constantly, but freaking fat cells seem to have eternal life...



Aging is one of the most difficult things I had to deal with. Every day another body part refuses to cooperate. Putting on socks is a real challenge. Your body gets shorter but wider. The hair from your head migrates to your chin. Some people age with grace & dignity. Others need Jack & Daniels to keep them company. They say laughter is the best medicine. So laugh a lot but make sure to cross your legs.

Reminder...Please **DO NOT** Double Park your vehicle as it blocks other cars driving though the parking lot, especially during rush hour.

VISITOR PARKING IS A SHORT COMMODITY! If you have a 2nd vehicle that is not used regularly. **PLEASE PARK IN THE REAR LOT.**

From Our Residents

Recipe by Rita



1 ½ pounds boneless, skinless chicken thighs
Salt and freshly ground black pepper, *to taste*
2 tablespoons butter
8 ounces cremini mushrooms, *halved*
2 large shallots, *diced*
3 cloves garlic, *minced*
4 teaspoons chopped fresh thyme leaves
2 tablespoons all-purpose flour
3 cups chicken stock
1 ½ teaspoons Dijon mustard
1 cup orzo pasta
3-4 cups baby spinach
¼ cup freshly grated Parmesan
¼ cup heavy cream
2 tablespoons chopped fresh parsley leaves

Season chicken with ¾ teaspoon salt and ½ teaspoon pepper.

Melt butter in a Dutch oven over medium heat. Add chicken to the skillet in a single layer and cook until golden brown and cooked through about 4-5 minutes per side; set aside.

Add mushrooms and shallots, and cook, stirring occasionally, until tender, about 3-5 minutes. Stir in garlic and thyme about 1 minute.

Whisk in flour until lightly browned, about 1 minute.

Stir in chicken stock and Dijon, scraping any browned bits from the bottom of the skillet. Stir in orzo; season with salt and pepper, to taste.

Exterminating Service is expensive. Exterminating Service is conducted during the months of April, June, August, and October. We ask each resident to help keep insects away.

However, if you experience an infestation or more

GOT ANTS?

Every Spring the **ants** start to show up. You may first see a few on your kitchen counter or on the floor. An all-natural solution is Borax! You can find it in most supermarkets. Here's the recipe:

1 cup of warm water

1/2 cup of sugar

2 tablespoons of Borax



Soak up the Borax mixture with cotton balls. Then place the cotton balls near any trail the ants have established in your home. You will wake up to find dead ants.

Aggressive insects such as Roaches, Carpenter Ants, Termites, Bed Bugs, please call the office immediately.



Kings Wood Community Garden

Slots Available. Please call the office if interested.



Did you know? Try This...

How smart is your right foot? This is hysterical. You have to try this

It is absolutely true. I guess there are some things that the brain cannot handle.

- 1) While sitting in a chair, lift your right foot off the floor and make clockwise circles.
- 2) Now, while doing this, draw the number "6" in the air with your right hand. Your foot will change direction.

I told you so! And there is absolutely nothing you can do about it! You and I both know how stupid it is, but before the day is done you are going to try it again, if you've not already done so.



FROM OUR SUPERINTENDENT

Shut Off Your Water Valves

**Before
You
Go Away**



Dear Residents & Shareholders:

Helpful Hints:

- ⇒ Test your valves under your kitchen sink, vanity and toilet. This will ensure they can be turned on/off.
- ⇒ If you experience low water pressure in one faucet or shower head but not the others, you likely have a clogged aerator at the end of you faucet or shower head.
- ⇒ No Power? First check your kitchen and bathroom GFI outlet that it is ON (working), then check your circuit breaker panel for tripped braker(s).
- ⇒ If you have a shower vent, clean out your grill from dust or it will burn out the motor.
- ⇒ If you have a stove exhaust vent, clean out the filter from grease.
- ⇒ **Don't block your baseboard bleeder valves which are at the ends of each rooms run.**

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.

HELP OUR PORTER

Keep your hallways clean.

Roll up the hoses when finished being used.

Clean up after the use of laundry machines. **ESPECIALLY THE SOAP DISPENSERS.** Paper towels are available in each laundry room for your convenience.

Don't clutter the hallways with shoes, plants, tables, or toys. It makes vacuuming difficult.



Time to remove those snow shovels from the hallways.



DO NOT DISPOSE OF FURNITURE IN THE DUMPSTER OR IN THE DUMPSTER ENCLOSURE

You must break it into pieces or contact Baldwin Rubbish Removal for a special pick up. There will be a charge by Baldwin, but if you get caught dumping furniture into the KW dumpster you will be fined \$250 in addition to a charge for the Super's time. properly disposing of the furniture



Please DO NOT OVER FILL the Soap Dispenser.

The machine sensors monitor the laundry in the machines and it dispenses soap according to the load.

If you have a small load, please use the amount of soap in ratio to your load size. This will also save on your laundry soap expense.

**SPEED
LIMIT
10**

SLOW DOWN WATCH FOR DEER

We have children on the property! Please bear right

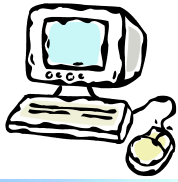


when driving in and out of the community through the entrance driveway. Look for our new STOP sign on the hill in front of building 146.



SEE OR HEAR SOMETHING / SAY SOMETHING!!!!





FROM THE PROPERTY MANAGER

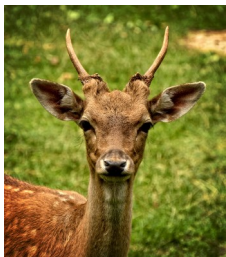


Studio.....	\$70
1 Bedroom (Living room & Bedroom).....	\$85
1 Bedroom w/Terrace (Living & Bedroom).....	\$85
2 Bedroom (Living room & 2 Bedrooms).....	\$100
Includes tax.	

PROTECTING OUR SHRUBS & LAWN... Weed Control & Fertilizer:

TBD—notice will be announced

Please remember to close ALL your windows and keep your children indoors during application and after 24 hours. A description of the chemicals used is available upon request from the Property Manager.



DEER have been eating our shrubs and flowers.

DETERRENTS

Strong odors in gardens, ie:

- Irish Spring Soap
- Lavendar
- Marigolds

CARPET CLEANING

On **TUESDAY, May 9th**, 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 **FRIDAY, May 5TH**.

Here are the Rates which include: Soil Retardant Cleaning Solutions, Preconditioning, Spot Removal, Deodorizing



SPRING PURGING?

Angela's House Donation Pick Up

631-905-7117



APT DOOR TOUCH-UPS

TUESDAY/WEDNESDAY, JUNE 13TH & 14TH

Please remember to be careful when you move furniture in or out of your apartment.

Tip: If you place a sheet or blanket around your piece of furniture, this will help prevent scuffing or scratching the casing or door. **If your door has been damaged, please report it to the Property Manager as soon as possible.**



PLEASE DROP OFF YOUR DAMAGED WINDOW AND SLIDING DOOR SCREENS BY APRIL 15TH



GUTTER CLEANING...

Gutter cleaning will take place on ALL buildings **FRIDAY, JUNE 23th**, 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.



CONTRIBUTE TO OUR NEWSLETTER

Our next newsletter will be released early fall.

Share your ideas, your recipes, family news, review a restaurant you've been to or a vacation you took by submitting them to the Property Manager's office or you can E-mail your contribution to: king-swoodowners@aol.com

If you are interested in placing an ad (i.e.: items for sale, apartment for sale or rent) please contact the Property Manager with a check for \$75 payable to KW. Attached is a list of the vendors that help support our website. You can also find the list under the Vendors/Contractors tab. We ask that you patronize these companies.

The Out of the Woods newsletter editor reserves the right to accept or reject content at its sole discretion.

Reminder to check out our new website kingswoodowners.com. Please **register your e-mail address with the KW office for information alerts and register your car.**

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. You have several options:

Admissions Committee:

Alex Attwood
Josephine Bachman
Rita Hammond
Krista Lombardo
Michael Milano
Kathy OBrien
Lucille Short

Grounds Committee:

Shari Mott, Committee Chair
Lorretta Cousins
Bernadette Malfetta

Newsletter Committee:

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

Board Members:

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

Management Team:

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

Published by:

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E-mail: kingswoodowners@aol.com
Phone 631-269-6424; Fax: 631-269-3945

Emergencies:

Superintendent: Cesar Adriano
Emergency Cell Phone 631-741-5023

Chelsea Home Remodeling, Inc.

631-368-4677



Please refer to your House rules, Section 3.00 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

American Real Estate Associates

St. James, NY 11780
Karen Cohen Cell 516-443-4221
Douglas Cohen Cell 631-312-7258
Office 631-862-6605

Gaby's House Cleaning

Gabriela Martinez—Owner
631-346-5207
gabyshousecleaningny@gmail.com

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Estate Planning/Elder Care/Accidents
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State Farm Marcela Ruppert Agent

Kings Park 631-663-5577

Owen Baldwin Rubbish Removal

John Baldwin 631-235-9353 Free Estimates

SHAREHOLDER RESPONSIBILITY REPAIR RATE \$60/hour during office hours (8 am to 4 pm, Monday thru Friday) with 1 hour minimum for all Shareholder repairs.

NOTE: Shareholder responsibility emergency repairs minimum \$360 per call before 8 am and after 4 pm Monday thru Friday, holidays, weekends, and vacation days.

These new rates are well below the prevailing rate for any professional service.