



OCTOBER 2023



Out Of The Woods

A Kings Wood Community Newsletter

Issue 43



Happy Thanksgiving

ATTENTION SHAREHOLDERS

ANNUAL SHAREHOLDER'S MEETING

TUESDAY DECEMBER 12TH 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 23 Thru Oct 27



INSIDE OUT OF THE WOODS

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



MARK YOUR CALENDAR

CARPET CLEANING.....Nov 6 & 7

APT INSPECTIONS.....Nov 13-17

GUTTER CLEANING.....Nov 14, Dec 6

ANNUAL MEETING.....Dec 12

STAR EXEMPTION REGISTER. .MARCH 1

ENHANCE STAR RE-REGISTER.MARCH 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



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



Carrot Cake

3 cups sifted flour
2 tsp baking soda
2 tsp baking powder
1 tsp salt
2 tsp cinnamon
2 cups of sugar
1 & 1/2 cups salad oil
3 cups grated carrots (aprox. 1-3/4 bunches large grated holes)
4 eggs
1 cup chopped nuts

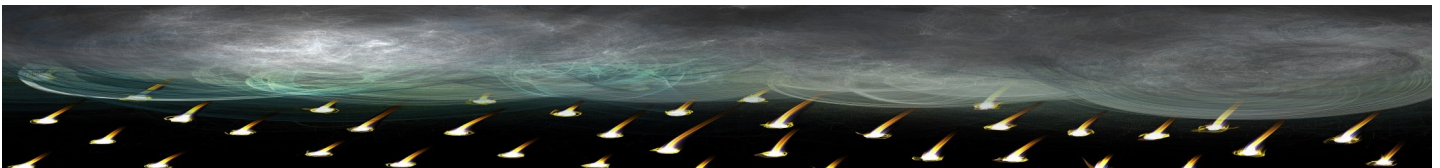
Mix sugar & salad oil. Add carrots & beat for 1 minute.
Beat eggs for 1 min & add to mixture.
Fold in dry ingredients
Bake at 350 for 1 hour. Test with toothpick.
Don't grease pan

Frosting:
3 oz cream cheese
1/2 tsp vanilla
Approx. 1/2 pkg of confectionary sugar
Enough milk to make right consistency



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.



Special Shout Out to our Community Heroes for helping to protect our parking lot from flooding. The crazy downpours over 4 days caused our sump to fill up and start backing up into the parking lot catch basins. Kings Wood was not alone, as many towns, airports, and subways were faced with uncontrollable flooding.

Thank You Cesar Adriano, Bob Simmons, and Chris Russel

LOCAL NEWS AND EVENTS



DIGGING IN: Work gets underway on the \$25.44 million Kings Park sewer expansion at the Smithtown Department of Parks, Buildings and Grounds property on Main Street, Tuesday, August 8.

-David Ambro photo

Kings Park sewer expansion project kicks off with Main St. pump station

By David Ambro

With little fanfare, work is underway on the \$25.44 million project to expand the Kings Park Sewer District, a job that has been decades in the making.

Work crews have mobilized at the Town of Smithtown Department of Parks, Buildings and Grounds yard on Main Street in Kings Park where they have begun construction of a pump station associated with the sewer expansion project. The pump station will be constructed on the town land. Workers this week were digging a trench along the driveway to the Parks Department yard and installing a sewer pipe from south to north to connect to the new sewer main that will be installed on Main Street.

According to Deputy Suffolk County Executive Peter Scully, work on the gravity sewer main installation is scheduled to begin August 21. The plan is to start at the terminus at Kings Park High School while school is out of session, and to work west to connect the new sewer main through the downtown business district to the existing sewer main on Pulaski Road.

County and town officials who worked together on the sewer project are gratified that work is finally underway.

Suffolk County Executive Steve Bellone credited the Town of Smithtown, the Kings Park Chamber of Commerce, and the Kings Park Civic Association for undertaking the grassroots community outreach that helped bring the project to fruition.

"There are some who said it would never happen, but the project is now underway," Mr. Bellone said. "While the formal

groundbreaking for the collection system will take place very soon, work is already underway on the pump station portion of the project, thanks to the leadership of Supervisor Wehrheim and the support of the Town Board for the community's vision for the future of Kings Park. This is a huge step forward in the history of Kings Park."

During an interview Tuesday, Supervisor Wehrheim said a lot of hard work by a lot of people is finally coming to fruition. "The folks who were naysayers and thought we would never get Kings Park sewered, I'm happy to say they were wrong," he said. "With the help of the county executive, Pete Scully, chamber members, civic members, residents, it was a collaboration of the entire community and I think they are going to all be extremely pleased when we get this finished."

Mr. Wehrheim, who resides in Kings Park, said he drives past the site every day and sees the progress. "I'm super happy that it's started," he said.

The pump station at the Parks Department yard will pump the sewage to the Suffolk County Wastewater Treatment Plant on Landing Avenue on the Nissequogue River, which has an effluent outflow pipe into the Long Island Sound north of the mouth to the river.

The new sewer main will span from Kings Park High School west on Main Street (Route 25A) to Burr Avenue. There will be a gravity main spur north on Church Street/Kohr Road to the Kings Wood Apartment complex, and a spur south on Indian Head Road to Kings Park Plaza with a terminus at State Drive.

Installation of the main is expected to take eight months.

The project is divided into seven phases, with a month for repaving the road. The properties in the new sewer district, which was created last year by a vote of the property owners, will then have to connect to the new system. The cost of the project to property owners on the new sewer system has been minimized because they are not being charged capital costs for the construction, with \$20 million funded by the state and the balance funded by the county.

Calling it "transformative," former Governor Andrew Cuomo announced during his state-of-the-state address January 10, 2017 that he had allocated \$40 million for the installation of sewers in the Town of Smithtown, \$20 million for downtown Kings Park and \$20 million for downtown Smithtown. The project was delayed while state legislation was approved to allow the pump station to be built on designated parkland and due to the COVID-19 pandemic.

Earlier this year the project got back on track when County Executive Steve Bellone signed legislation January 27 at Savatt Park on Main Street in Kings Park to allocate \$5.44 million to fully fund the project. At the bill signing, Mr. Scully announced that the work was expected to be completed by 2026.

Based on bids opened July 28, 2022, the Suffolk County (DPW) Department of Public Works has awarded three contracts for the project, \$20.9 million to ALAC Contracting Corp., of West Babylon, for the sewer main construction and road restoration; \$2.09 million to G&M Earth Moving Inc., of Holbrook, and \$450,000 to L.E.B. Electric

(Continued on page 14)

April 2024

Kings Park sewer expansion project underway at long last

(Continued from page 3)
LTD, of Amityville. H2M of Melville is overseeing the work.

Prior to the Kings Park sewer project getting a jumpstart with the Cuomo announcement that funding had been allocated, the project had been fodder for debate and study dating back to the early 1990s. According to studies, the original scope of the project was to include 140 businesses, 100 units in the Kingswood apartment complex and 27 homes, though the scope of work has been expanded slightly to include additional homes and businesses.

The new sewer main will be connected to the Kings Park Wastewater Treatment Plant, which was built in 1935 to handle sewage from the Kings Park Psychiatric Center and later upgraded. According to DPW, the capacity of the plant is 600,000 gallons per day, and the current flow to the facility is 300,000 to 320,000 gallons per day, therefore there is about 50% of available capacity at the facility. According to a feasibility study for the project, it is estimated that the expansion of sewers into the Kings Park business

district will generate 90,000 to 100,000 gallons per day of additional flow and if sewers stimulate economic development it could result

in an additional 50,000 to 100,000 gallons per day, still within the available capacity of the plant.

For nearly a decade, the

Kings Park Civic Association and the Kings Park Chamber of Commerce have been advocating for the sewer expansion project. The two

groups joined forces to fund a visioning study that concluded that sewers are a key to the economic revitalization of the Kings Park downtown business district.



LAUNDRY SERVICE CONTRACT

Many residents have been anxious to see new machines with the use of cards vs the current coin operated machines. After serious consideration to obtain a new 8-10 year long term contract with new machines and the sewer connection looming

with the next few years at Kings Wood, we felt it would be wise to wait and see what our community's needs will be at that the time of completion.

We are currently proceeding with current lease with Sebco on a year to year basis.

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:** 132-4 New Girders installed for additional support
2. **Concrete Sidewalk/Fence/Gate:** Walkway was extended to create club car access to the rear of buildings 138, 140, & 142.
3. **Deck Painting:** Throughout as needed
4. **Deck Replacements:** (5) were replaced based on structural issue.
5. **Doors:** Apt. Doors received a fresh coat of touchups as needed.
6. **Doors:** Main Doors will received a fresh coat of touchups as needed.
7. **Entrance Beautification Project:** Brick veneer being covered with new stone veneer with the help from Town Grant.
8. **Landscaping:** Mild winter resulted in only a few shrubs that needed to be replaced.
9. **New Boiler:** Building 134 has been replaced.
10. **New Water Heater:** Building 134 has been replaced under warrantee.
11. **New Lighting:** Above door and Security Lights were replaced with the help of a Town Grant.
12. **Plumbing:** Ongoing plumbing replacement of old pitted copper pipes as needed throughout.
13. **Pressure Washing:** Some decks & siding
14. **Railings:** New iron railings were installed at 130-3 & 132-4 for safety of our residents.
15. **Tree Trimming/Removal:** 140-142 Trimming of woods was done.
16. **Window Panes:** Fogged thermos-panes will be replaced with new window panes.



KINGS PARK

PLAN FOR A PARK



State unveils vision for changing former psych center grounds into 'a real highlight'

BY JEAN-PAUL SALAMANCA

jeanpaul.salamanca@newsday.com

State parks officials have unveiled a master plan for Nissequogue River State Park that outlines a vision for its future to guide its final transformation from a former state psychiatric center to a recreation destination.

On Aug. 2, the New York State Office of Parks, Recreation and Historic Preservation released its plan for the 521-acre facility in Kings Park — which was home to Kings Park Psychiatric Center from 1855 until 1996.

The planning process began in 2020 and included gathering public comments and suggestions from community stakeholders before parks officials publicized a draft plan in November, the plan indicates.

It calls for multiple steps to revitalize the park, including:

- Removing several buildings in different sections of the property as part of an effort to create more open space and cultivate the land for community gardening;
- Restoring York Hall, a former psychiatric center building, as a space for live performances and events; and,
- Creating a waterfront destination at the park's bluff that would include an accessible playground, dog run, restroom, bike loop and botanical garden.

Parks officials will review the plan annually to pick projects to be included in the department's budget, according to the plan, which shows state officials expect the improvements will cost "tens of millions of dollars" to implement.

Smithtown Town Supervisor Edward Wehrheim said Monday town officials advocated for additions that weren't included in the plan, such as more sports fields and the conversion of York Hall into a museum, according to Wehrheim.



The state released a master plan for the 521-acre Nissequogue River State Park earlier this month.

He said town officials also are concerned with the removal of Kings Park Boulevard, a paved road that stretches throughout the park, which is recommended in the plan.

Wehrheim said there is historic value to keeping the road, as well as safety reasons such as the road providing emergency access to the grounds.

The supervisor said town officials have sent comments to the state and are awaiting a response.

George Gorman, New York State Parks regional director, said Tuesday that the removal of Kings Park Boulevard would create more green space and make it "one cohesive park" for patrons.

Gorman added that while the public comment period closed Aug. 15, state officials are reviewing the town's written suggestions — which may be incorporated "if appropriate."

The state parks commissioner will do a final review of the master plan before its

A new park plan

■ **The park property was once** the home of the Kings Park Psychiatric Center, which closed in 1996.

■ **A draft of the master plan** for the park was released in November last year.

■ **The master plan calls for** several improvements, such as a community and performance space for live performances and events, an accessible playground, a dog run, multipurpose bike loop and botanical garden, among others.

■ **The final environmental impact** study and master plan for the park can be found at parks.ny.gov.

implementation.

John McQuaid, president of the nonprofit Nissequogue River State Park Foundation, said the master plan's completion puts the park in a better position for grant funding.

"Once we clean it up, it's going to be a real highlight of the New York State park system," he added.

The park was established in 2000 with the transfer of 155.5 acres of the former state psychiatric center to the parks department, before a transfer of 365.7 more acres in 2006, the master plan shows.

Park visitors said in recent interviews that they welcomed the state's new plan.

Maryann Pavese, 62, of Kings Park, said she walks several times a week in the park and believes it needs improvements like an amphitheater and trails.

Tom Fallon, 28, of Kings Park, and his girlfriend Sydney Basil, 29, of Smithtown, said while walking their dog Moose that they would love to see more open space and possibly restaurants where they could enjoy the view.

"There's not much going on here, so anything to renovate it, make it nice . . . would be positive," Fallon said.



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.





WINTER IS COMING...

If you like snow, you may be happy to hear the Old Farmer's Almanac's predictions.

In the Northeast region, which includes the upper Hudson Valley and northernmost New Jersey, the Almanac is predicting **above-normal snowfall for the winter of 2023-2024**. The snowiest stretches will be mid-to-late November, mid-December, and early-to-mid January, according to the prediction.

Temperatures in the Northeast are expected to be **above normal**. The coldest stretches will be in mid-to-late November, early-to-mid-January, and early-to-mid February, the Almanac says.

The Old Farmer's Almanac does not expect a white Christmas for the tri-state.

Temperatures in the Atlantic Corridor are expected to be above normal overall. December will be slightly warmer than normal, while January and February will be below average, according to the Almanac. The coldest weather is expected to be from late January until mid-February.

The Almanac reaches its forecast conclusions "...from a secret formula that was devised by the founder of this Almanac, Robert B. Thomas, in 1792," the publication states. It goes on to say they also use state-of-the-art technology, and apply solar science, climatology, and meteorology to their calculations.

NBC Connecticut Chief Meteorologist Ryan Hanrahan says modern forecasting models are much more reliable and that while the Farmers' Almanac is fun to look at, its predictions are not based on science.

Old Farmer's Almanac releases 2023-2024 winter forecast prediction



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.



TOWN OF
SMITHTOWN
NEW YORK

County Sewer Project Started August 8th with County new Sewer Pump Station at the Parks Dept on Main St., Kings Park.



IMPORTANT DATES

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

****Due MARCH 1, 2024**

NEW FILERS: Visit <https://www.tax.ny.gov/pit/property/star/> to register with NYS. Refund checks get mailed the following year in 2025 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 **\$93,200** for tax year 2023 OR **\$98,700** for 2024 (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>

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 **TUESDAY, NOVEMBER 14 & THURSDAY, DECEMBER 6th**, 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 **MONDAY & TUESDAY, NOVEMBER 6 & 7**, The Carpet Cleaning Guy will be on the property to steam clean the hall-way carpet.

If you are interested in having the interior of your apartment done, please call the Kings Wood office by **FRI-DAY, November 3rd.**

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**



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

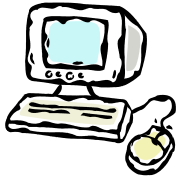


HOLIDAY TREES



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, NOV 13TH thru NOV. 17TH

FRIDAY, NOV 17TH, 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.



2023 CLOSED

130-1B	1 BR/Terrace/LL
130-3A	1 BR/LL
130-3B	Studio/LL
130-3C	1 BR/UL
132-3B	Studio/LL
138-2C	2BR/UL
142-2B	1 BR/LL
144-3B	Studio/LL



CLOSING PENDING

136-2D	1 BR/UL
138-4C	1 BR/Terrace/UL



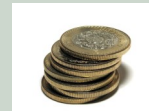
LAUNDRY ROOM LIGHTS

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

Owen Baldwin Rubbish Removal

John Baldwin 631-235-9353 Free Estimates

State Farm Insurance

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

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

Chelsea Home Remodeling, Inc.

631-368-4677

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
Michael Milano
Karilyn OBrien
Lucille Short

Grounds Committee:

Shari Mott, Committee Chair
Terrence Kahn
Loretta Cousins
Bernadette Molfetta

Newsletter Committee:

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

