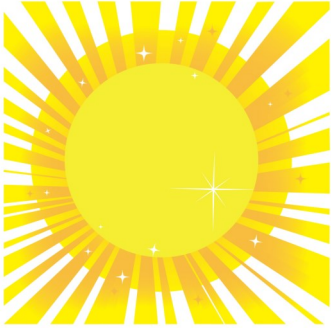


Out Of The Woods

A Kings Wood Community Newsletter

Issue 42



INSIDE OUT OF THE WOODS

- News & Events
- From Our Residents
- From Our Superintendent
- Community News & Events
- Reminders
- From The Property Manager
- Star Exemption Information
- Recommended Contractors & Vendors
- Flower Order Form



MARK YOUR CALENDAR

WEED CONTROL/FERTILIZER...**APRIL TBD**

SCREENS DUE.....**APRIL 15**

FLOWER ORDER DUE.....**APRIL 8**

FLOWER ORDER PICK UP.....**MAY 17**

SPRAYING.....**APRIL TBD**

CARPET/TILE CLEANING.....**MAY 6-7**

PAPER SHREDDING.....**JUNE 8**

DOOR TOUCH-UPS.....**JUNE 10 & 11**

GUTTER CLEAN-



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



Wednesday, May 15– May 31



Dear Residents

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



**PAPER SHREDDING EVENT AT
KINGS WOOD
SATURDAY JUNE 8, 1:00-3:00**



Cesar appreciates residents wanting to stop and talk, but it interferes with his workflow. Please contact the office with your work requests. This also helps us keep track of work orders.

ING.....**JUNE 25**

COMMUNITY NEWS & EVENTS

Kings Park Awarded \$10M Downtown Revitalization Initiative NYS Grant

The town will use the funds to make Kings Park walkable and vibrant and bolster restaurants, retail, entertainment, public space and parks.

Thu, Jan 25, 2024



KINGS PARK, NY — The Town of Smithtown received the Long Island region \$10 million Downtown Revitalization Initiative grant for the Kings Park business district, the town shared after Gov. Kathy Hochul's announcement on Jan. 18.

Kings Park is the eighth Long Island community to receive the grant. Previous region grant winners include Westbury, Hicksville, Central Islip, Baldwin, Amityville, Riverhead and Huntington Station.

"This is a historic moment for the hamlet of Kings Park and the people of Smithtown at large," Smithtown Supervisor Edward Wehrheim said in a news release. "Ever since the State hospital closed its doors, the small business district of Kings Park has slowly deteriorated. The lack of proper wastewater infrastructure prevented new restaurants and entertainment venues from choosing Kings Park as a home, as outdated wastewater systems gave rise to penalties and limited property owners from leasing space to wet-use tenants. The progress and potential for growth became frozen in time and with it... the area suffered greatly."

Wehrheim said massive community support, a talented planning team, environmental experts and government partners allowed Smithtown to push forward a community-based plan to revitalize.

"I want to thank Governor Hochul, Empire State Development, and the Regional Economic Development Council for recognizing our unwavering commitment to creating a vibrant, sustainable downtown in Kings Park," Wehrheim said. When notified by the Regional Economic Development Council, the Town of Smithtown said it will begin efforts to form a local planning committee, made up of Kings Park residents, community leaders, and representatives from the various organizations who will conduct extensive community outreach and engagement.

"Their goal will be to identify appropriate projects to fund that support the Town's vision (based on rigorous community input in updating the Comprehensive Master Plan) to create a walkable, vibrant downtown, centrally located to the Kings Park LIRR station, with easy access to restaurants, retail, entertainment, public space and park system," the town said. In 2017, the Town of Smithtown was awarded \$20 million from the state under then-Gov. Andrew Cuomo as part of the state's Transformative Investment Program (TIP) for Suffolk County to connect the Kings Park Business District to Suffolk County Sewer District No. 6. That work has been engineered, financed — with an additional \$5.4 million in funding from Suffolk County — and is currently underway, the town said.

In November, Suffolk County awarded Smithtown with a JumpStart grant of \$2.5 million for traffic calming and streetscape improvements in Kings Park, which the town says will complement the completed sewer connection. The \$10 million in DRI funding will complete the town's downtown revitalization efforts in the Kings Park Business District, it said.

This marks the second business district to see revitalization in the township, with the construction of the sewer connection underway and streetscape work planned for downtown Kings Park.

An active plan is also in place to complete downtown Smithtown along Main Street, the town stated.

In 2021, the Town of Smithtown completed the Lake Avenue business district in St. James. Prior to construction, which began at the beginning of the coronavirus pandemic, the Lake Avenue Business District was primarily vacant storefronts, the town said.

"Lake Avenue has been transformed into a thriving, walkable downtown with great little boutique shops, restaurants and offices," the town stated.

Suffolk County is currently in the process of upgrading the sewer district #28 at Fairfield in St. James, which Lake Avenue property owners will be able to hook into upon completion, according to the town.

Questions regarding the Kings Park DRI grant can be directed to Supervisor@SmithtownNY.gov or the Smithtown Planning Department at planning@smithtownny.gov.




Road Closure Updated visit www.kpdowntown.com

Governor Hochul Visits Kings Park to Announce \$10M DRI Grant - Messenger Papers Michael DeSantis, Patch Staff



Recipe by Rita


Artisan Bread Recipe


Ingredients:

-  4 cups of flour
-  1½ cups of warm water
-  1 teaspoon salt
- 1 packet (or 2¼ teaspoons) yeast

Instructions:

In a large bowl, combine  and .

Slowly add  and mix until a sticky dough forms. Cover the bowl with a cloth and let it rise for 1-2 hours or until doubled in size. Preheat your oven to 450°F (230°C).

Sprinkle  over the dough and gently fold. Place the dough on a floured surface and shape it into a ball. Transfer the dough to a parchment paper-lined baking tray. Let it rest for about 30 minutes. Make shallow cuts on the top of the dough with a knife. Bake for 25-30 minutes or until the crust is golden brown. Let the bread cool before slicing. Enjoy your homemade artisan bread!



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.

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.

However, if you experience an infestation or more 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.



BICYCLE RECYCLING PROGRAM (631) 371-3886

Smithtown Municipal Services Facility recently started a year-round program in which residents can give away their unwanted bicycles to economically underserved individuals

The program teams with the Long Island Bicycle Co-op in St. James, where the bicycles are restored and given to groups and individuals.

Residents can drop off at the Smithtown facility during regular business hours from 7 am to 3 pm Monday thru Saturday.

FROM OUR SUPERINTENDENT

**Shut Off Your Water
Valves**

**Before
You
Go Away**

Dear Residents & Shareholders:



**Melanie and I want to
thank everyone for their
blessings and gifts for our
new little girl, Luna.
Thank you, your
thoughtfulness is greatly
appreciated!!**

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.

SHAREHOLDER RESPONSIBILITY REPAIR RATE
\$60/hour during or after office hours (office hours
8 am to 4 pm, Monday thru Friday) with 1 hour min-
imum for all Shareholder repairs. Weekend larger
projects with a 4 hour minimum for all shareholder
repairs.

Examples: Handyman Projects & Painting

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

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



**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!!!!**

COMMUNITY NEWS & EVENTS



COMMUNITY PROJECTS

- ➡ Exterior Door Painting this Spring
- ➡ Gutter Pressure Washing (130,132,134)
- ➡ New Gutter 140-1



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.



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.



Time to remove those snow shovels from the hallways.

COMMUNITY LANDSCAPING LUNCHEON

Visit Peconic River Herb Farm & Bloomin Haus Nursery

Tuesday, May 7th, 10 am

816 Waverly Avenue, Holtsville

Lunch at Drift 82

82 Brightwood St. Patchogue



Help keep Kings Wood beautiful with flowers. See our Flower Order Form for discount prices.

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.

COMMUNITY SAFETY

PREVENTION



Spring is coming and crime usually goes up. Fortunately Kings Wood has been a very safe community with very few incidents, every few years with car break-ins. Human nature makes us complacent about security. **Reminder...Don't leave items visible inside your vehicle and lock your doors. See something, Say Something, call 911**



Due to Sewer Road Construction, there have been reports of rodents in the Kings Park neighborhood. Please remember to NOT feed the birds.

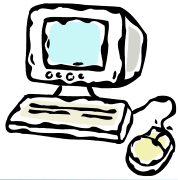
NO BIRDSEED, NO BREAD, NO WATER

NO FOOD IN BASEMENTS NOR INSIDE YOUR VEHICLE

NO FOOD/WATER FOR STRAY CATS



Reminder...Please DO NOT Double Park your vehicle, nor park along curbs as it blocks other cars driving through the parking lot, especially during rush hour.



FROM THE PROPERTY MANAGER



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

TBD—notices 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 **MONDAY, May 6th**, 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 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 |
| Includes tax. | |



APT DOOR TOUCH-UPS

MONDAY, JUNE 10TH & 11TH

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 **TUESDAY, JUNE 25th**, 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.

SPRING PURGING?



Long Island Family and Elderly Care Trading Post accepts donations.

516-826-4483 LIFEC.org

Angel's House
631-730-8758 Furniture & Clothing

Watch for new Yellow Markings in on the floor of the meter rooms. THIS AREA IS TO REMAIN CLEAR FOR ACCESS TO



Kings Wood will again be hosting a Paper Shredding Event on **Saturday, June 8, 1:00 to 3:00**. No Need to Remove Staples nor Paper clips.



Questions and Answers

STAR: The School Tax Relief Program



What is the School Tax Relief (STAR) Program?

STAR provides eligible homeowners in New York State with relief on their property taxes. Homeowners may receive the STAR benefits in one of two ways:

- The STAR credit program (open to any eligible homeowner whose income is \$500,000 or less) provides you with a check in the mail from the New York State Tax Department to apply **to your school taxes**.
- The STAR exemption program affords previously enrolled homeowners a direct reduction on school tax bills in the form of a property tax exemption.

Note: The STAR exemption program is closed to new applicants.

There are two parts to the STAR credit and STAR exemption programs:

BASIC and **ENHANCED STAR**.

BASIC STAR is available to all New Yorkers with an income of \$500,000 or less, who own and live in their one-, two- or three-family home.

New Yorkers are eligible for this program for primary residences (not on any other properties), regardless of age.

The STAR program benefit applies only to school district taxes. It does not apply to other property taxes such as county, town, or city unless you reside in the cities of Buffalo, New York, Syracuse, Rochester, or Yonkers.

HOW TO APPLY

You must file form **RP-425-B** with your local assessor. You will also receive a mailing from the State Tax Department prompting you to register with the State to obtain Basic STAR savings in subsequent years.

Application form RP-425-B (Basic STAR Exemption), is available on the NYS Department of Taxation and Finance website:

<https://www.tax.ny.gov/forms/orpts/star.htm>

If you have recently bought your home or have never applied for the STAR benefit on your current home, you only need to register for the STAR credit with the New York State Tax Department once to receive a STAR credit check, and you will continue to receive the annual benefit as long as you are eligible.

You can register 24 hours a day, 7 days a week at www.tax.ny.gov/star, or by phone, weekdays from 8:30 a.m. to 4:30 p.m. (518-457-2036).

IF YOUR INCOME IS \$250,000 OR LESS...

If you currently receive the STAR exemption, you can choose to register for the STAR credit to receive a check instead, which may entitle you to receive a greater benefit.

The NYS Department of Taxation and Finance is sending letters to homeowners who are impacted by this change and registering them for the STAR credit.

IF YOUR INCOME IS GREATER THAN \$250,000 AND LESS THAN OR EQUAL TO \$500,000...

Most homeowners will not need to take additional action. As long as you are eligible, the NYS Department of Taxation and Finance will issue your STAR credit check before your 2023-2024 school taxes are due.

ENHANCED STAR is available to senior citizens age 65 or older and typically saves seniors even more on their school property taxes than Basic STAR.

For jointly owned property, only one spouse or sibling must be at least 65 by **December 31 of the year when the benefit will begin**.

The maximum income for school year 2023-24 is \$93,200. The maximum income for the 2024-25 school year is \$98,700.

The income limit applies to the combined incomes of all owners (residents and non-residents), and any owner's spouse who resides at the property.

Additional benefits include:

- The comfort of knowing you can't miss the renewal deadline — because it does not apply to you; and
- Privacy — you will no longer need to share your income tax returns with your assessor's office.

In the first year, your assessor will verify your eligibility based on the income information you provide. In the following years, the New York State Department of Taxation and Finance will verify your income eligibility. You will not need to reapply for the exemption or provide copies of your tax returns to your local assessor.

Note: Your income will not be disclosed to your assessor. The only information that will be disclosed is whether your income satisfies the income eligibility requirement.

Already in the Income Verification Program (IVP)?

You do not need to take any action to continue receiving the Enhanced STAR exemption.

The Tax Department will contact you if they need additional information.

How to enroll

To apply for the Enhanced STAR exemption, submit the following forms to your assessor:

- Form RP-425-E, the Application for Enhanced STAR Exemption and Form RP-425-IVP, the Supplement to Form RP-425-E (include the Social Security numbers of all owners of the property and any of their spouses who reside at the property).
- All Enhanced STAR recipients are required to participate in the Enhanced STAR Income Verification Program (IVP). In the first year that you apply for the Enhanced STAR exemption, your assessor will verify your eligibility based on the income information you provide. In the following years, the NYS Department of Taxation and Finance will verify your income eligibility. You will not need to reapply for the exemption or provide copies of your tax returns to your local assessor.

You must also provide proof of income as described on your forms.

Deadline

The application deadline is March 1 in most communities. However:

- In Westchester towns, it is either May 1 or June 1;
- In Nassau County, it is January 2;
- In the Villages of Bronxville and Kiryas Joel, it is January 1; and
- In cities, check with your assessor.

Contact your assessor for the deadline in your area.

If you move...

After you enroll in the IVP, you are not required to reapply annually for the exemption. However, please advise your assessor if the property is no longer your primary residence or if you move.

Additional information for senior citizens exemption applicants...

In the past, senior citizens who qualified for the senior citizens exemption were automatically granted the Enhanced STAR exemption.

Due to changes in New York State law, you must apply separately for the senior citizens exemption and the Enhanced STAR exemption.

To apply for the senior citizens exemption, file Form RP-467, Application for Partial Tax Exemption for Real Property of Senior Citizens.

See Form RP-467-I, Instructions for Form RP-467 Application for Partial Tax Exemption for Real Property of Senior Citizens, for the application deadline and additional information.



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](mailto:kingswoodowners@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
Loretta Cousins
Terrance Kahn

Bernadette Malfetta

Newsletter Committee:

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

Board Members:

Dan Lunde, President
Bob Kohlmeyer, Secretary
Josephine Bachman, Treasurer
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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www.kingswoodowners.com
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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



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.

American Real Estate Associates

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

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James Leonick
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Commack, NY 11725

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JFL@Leonicklaw.com
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Estate Planning/Elder Care/Accidents
www.LeonickLaw.com

Owen Baldwin Rubbish Removal

John Baldwin 631-235-9353
Free Estimates

State Farm Insurance Agency, Inc. Marcela Ruppert

161 Main Street, Kings Park, NY 11754
631-663-5577