



OCTOBER 2025



Out Of The Woods

A Kings Wood Community Newsletter Issue 47 Fall 2025



Happy Thanksgiving

ATTENTION SHAREHOLDERS

ANNUAL SHAREHOLDER'S MEETING

TUESDAY DECEMBER 16TH AT 8 PM

AT ST. JOSEPH'S CHURCH, TRAVIS HALL

CHURCH ST, KINGS PARK, NY

Why is it important to attend?

- Voice your concerns and/or give suggestions.
- Get up-to-date information on our financial condition and property values.



Nov 18—Nov 24

Dec 22—Jan 10



FREE Paper Shredding Municipal Services Facility

85 Old Northport Rd, Kings Park

Saturday, October 18, 9 am—3 pm

INSIDE OUT OF THE WOODS

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



MARK YOUR CALENDAR

CARPET CLEANING.....Oct 15 & 16

APT INSPECTIONS.....Nov 3-7

GUTTER CLEANING.....,Nov 12, Dec 3

ANNUAL MEETING.....Dec 16

STAR EXEMPTION REGISTER. .MARCH 1

ENHANCE STAR RE-REGISTER.MARCH 1



Did you know there are sliding doors on BOTH sides of the dumpsters to distribute the trash?



COMMUNITY'S SPOTLIGHT



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



SEWER PROJECT UPDATE

The Board, in collaboration with our Engineering Team and Legal Counsel, has been actively reviewing proposals and negotiating the scope and cost of our upcoming sewer project. After careful consideration, we have finalized a contract with **Condos Brothers Construction Corp.**, a trusted partner from our previous sump renovations.

Construction of the new **Pump Station** behind Building 130-4 is scheduled to begin soon. We will continue to share updates as the project progresses. During this time, **parking cooperation and patience** from all residents will be essential.

Thank you for your understanding and support.
Stay tuned for more updates!



PASTA FAGIOLI

Ingredients

- ½ pound Italian Turkey Sausage Links (casings removed, crumbled)
- 1 Small Onion (chopped)
- 1 ½ teaspoons Canola Oil
- 1 Garlic Clove (minced)
- 2 cups Water
- 15 ½ ounces Great Northern Beans (rinsed and drained)
- 14 ½ ounces Tomatoes (diced, undrained)
- 14 ½ ounces Reduced-Sodium Chicken Broth
- ¾ cup Uncooked Elbow Macaroni
- ¼ teaspoon Pepper
- 1 cup Fresh Spinach Leaves (cut as desired)
- 5 teaspoons Parmesan Cheese (shredded)

In a large saucepan over medium heat, cook the sausage until it's no longer pink. Drain the meat, remove it from the pan, and set it aside.

In the same pan, saute the onion in canola oil until it's tender. Add the garlic and saute the aromatics for one minute longer.

Add the water, canned beans, tomatoes, broth, macaroni and pepper, and bring them to a boil. Cook the soup, uncovered, until the macaroni is tender, eight to ten minutes.

Reduce the heat to low and stir in the sausage and spinach.

Cook the soup until the spinach wilts, two to three minutes. Garnish the soup with cheese.

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:** 132-1 New Girders installed for additional support
2. **Basement Waterproofing:** Our aging foundations have developed cracks. We have been tackling one building at a time for the past few years.
3. **Deck Painting:** Throughout as needed
4. **Deck Replacements:** (6) were replaced based on structural issue.
5. **Doors:** Apt. Doors received a fresh coat of touchups as needed.
8. **Landscaping:** Mild winter resulted in only a few shrubs that needed to be replaced.
9. **Plumbing:** Ongoing plumbing replacement of old pitted copper and cast iron drainpipes as needed throughout.
12. **Pressure Washing:** Some decks & siding
13. **Tree Trimming/Removal:** 130 & throughout, more to do this fall.
14. **Window Panes:** Fogged thermos-panes will be replaced with new window panes.



WINTER IS COMING...

If you do not like snow, you may be happy to hear the Old Farmer's Almanac's predictions.

Winter Weather Forecast for 2025–2026 in the New York area according to The Old Farmer's Almanac:

New York City & Long Island (Atlantic Corridor Region)

- Temperatures: Above normal (milder than usual)
- Snowfall: Below normal overall
- Coldest periods: Mid-to-late December, late January
- Snowiest periods: Late December, early January, late February



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.

LOCAL NEWS AND EVENTS

FINAL KINGS PARK DOWNTOWN REVITALIZATION INITIATIVE PROJECTS: Check out the website for pictures and more details...

Kings Park

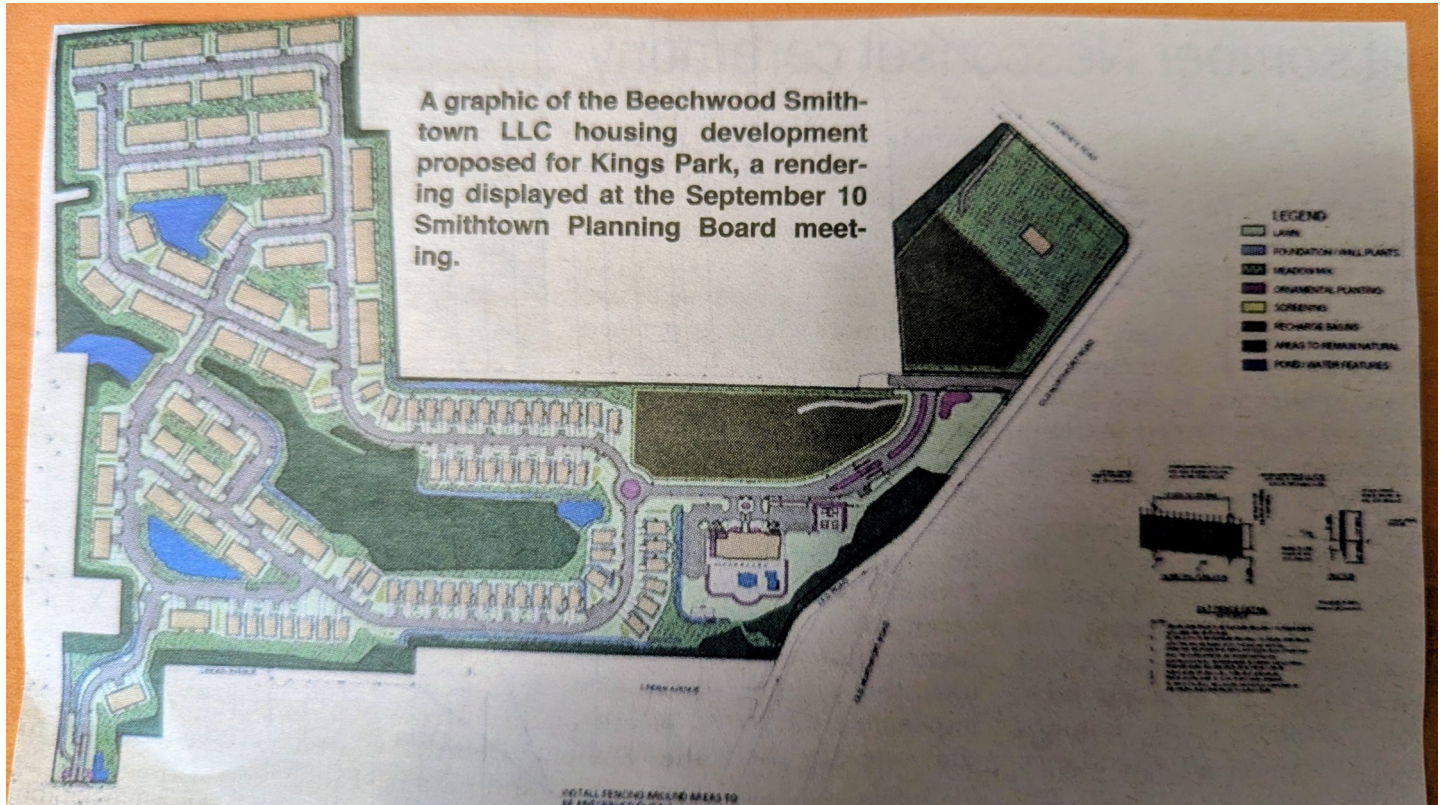
Downtown Revitalization Initiative

DRI PROPOSED PROJECTS SLATE

On Thursday, November 14, 2024, the Local Planning Committee recommended 14 projects to be considered for the State's DRI award. From the projects listed below, **the State will award up to \$9.7M in funding in Winter-Spring 2025.**

	Project Name	Responsible Entity	DRI Funding Request	Estimated Project Cost
1	Implement Main Street Streetscape and Pedestrian Improvements	Town of Smithtown	\$4,500,000	\$7,000,000
2	Create a Pedestrian Pathway from LIRR to Main Street and Russ Savatt Park	Town of Smithtown	\$287,000	\$287,000
3	Install Town Green and Library Outdoor Learning Area with Connections to Local Trails	Town of Smithtown, Smithtown Library	\$3,500,000	\$3,500,000
4	Rehabilitate the Historic Mixed-Use Building at 4 Main Street	Kings Park Realty Holding LLC	\$850,000	\$1,400,000
5	Refurbish Commercial Plaza at 50-56 Main Street	50-56 Main Street LLC	\$309,000	\$412,000
6	Revamp Ciro's Restaurant Facade and Patio Space at 74 Main Street	ASVP Restaurant Group LLC	\$105,000	\$154,000
7	Upgrade Celtic Crossing Tavern Patio and Facades at 83 Pulaski	Connicks Corner Inc., DPM Properties Inc.	\$275,000	\$394,000
8	Renovate Mi Pueblo Restaurant Interiors and Patio at 95 Pulaski	Pueblo Restaurant Corporation Inc.	\$140,000	\$187,000
9	Implement Branding, Marketing, and Signage Strategy for Kings Park	Town of Smithtown	\$400,000	\$400,000
10	Establish a Small Project Grant Program to Support Capital Improvements	Town of Smithtown	\$600,000	\$780,000
11	Transform 26-34 Main Street into Mixed-Use Development	30 Main KP LLC	\$900,000	\$6,000,000
12	Construct Infill Mixed-Use Development at Sprouts Garden Center at 174 Main Street	Dietrich Realty LLC, Sprouts Garden Center LLC	\$429,000	\$857,000
13	Restore the VFW Building for Community Events at 40 Church Street	Kings Park Veterans of Foreign Wars	\$728,000	\$879,000
14	Revitalize the American Legion Community Facilities at 20 Thompson Street	American Legion Post #944	\$481,000	\$481,000
TOTAL			\$13.5 million	\$22.7 million

LOCAL NEWS AND EVENTS



New Beechwood Smithtown LLC housing development proposed for Kings Park 288 Condo Apartments expected for 2030.

Here's how it's broken down:

Unit Composition

- 53 single-family homes
- 153 townhomes
- 82 villas/flats
- Includes 29 affordable housing units required under the Long Island Workforce Housing Act

Location & Scope

- Situated on 71+ acres at the northwest corner of Old Northport Road and Lawrence Road
- Previously zoned for 391 units, but scaled down after community feedback

LOCAL NEWS AND EVENTS

SCAM BE WARE—Criminals Are 'Spoofing' Phone Numbers to Steal Your Money

More and more Americans are falling victim to a scam called "spoofing," which is when criminals call from a number that is the same as their bank's 800 number or a loved one's phone number.

The end goal of these calls is to either extract a large sum of money from the victim or gain access to their bank accounts to drain them or open new accounts (bank and credit) using their Social Security number.

These types of scams are growing quickly thanks to criminals' use of artificial intelligence and their ability to "spoof" legitimate phone numbers to fool their victims. According to a recent consumer survey, more than 70% of people said they had received at least one call in the past three months in which the caller pretended to be someone else.

There are three main types of calls that people should be aware of. Here's how the scams work and how to tell the call is a scam.

The bank or credit union call:

Your bank calls and says your account has been compromised and that you will need to reset the password for your account online or on your bank's mobile app. The number you see shows up as the same as your bank, and the bank's name may appear on your phone.

The person calling will offer to send a code to your phone and ask you to read it back to them. If you give them the code, they gain access to your account and drain it quickly by transferring money to their accounts.

How to tell it's a scam: Your bank will never call and ask you to provide a code or password — ever. Ask to call them back. If they refuse, you know it's a scam. Hang up.

Call from a family member

The scammer may use a cloned voice (using AI technology) with a loved one's phone number and pretend to be a family member in distress, often claiming to be in an emergency like an accident or arrest. They might create a sense of urgency, speak fast and urge you to act quickly to transfer funds before you have time to think critically.

How to tell it's a scam: If you know a nephew or niece well, you can hopefully tell the voice isn't theirs. However, AI-generated voices can still seem a bit unreal. If it's a relative you haven't spoken with for a while, tell them you'll call back. Your next call should be to other family members who are close to relatives (their parents or siblings). If the person calling says you must act now, hang up. It's a scam.

Credit card company call:

You receive a call from a person who claims to be from your credit card company's fraud or security department, citing suspicious activity on your account that needs immediate attention.

They say you need to confirm that a transaction was fraudulent and ask you to provide personal details like your full credit card number, expiration date, three-digit security code (CVV) on the back of the card, your Social Security number or even your online banking password.

How to tell it's a scam: Like your bank, credit card companies generally won't ask for your full credit card number, security code or your Social Security number, especially if they initiated the call. If the caller asks for this information, tell them you'll call them back. If they persist, that's a sure sign it's a scam. Hang up.

Other tips

As you can see, these scams take many forms. To ensure you don't get fleeced:

- Be skeptical of requests for immediate payment, especially when asked for payments via unusual methods like gift cards or cryptocurrency.
- Never share sensitive information like your Social Security number or passwords. Legitimate organizations or family members will rarely request it during an unsolicited call.
- If you are unsure about the legitimacy of a call, tell them you'll call back and ask for a number. Then call family or a friend to tell them about the call.



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?

RECOMMEND CLEARING LEAVES AND SNOW

This is a reminder that if you have a terrace, we recommend you or you have someone keep the terrace clear from leaves and snow not to cause damage.



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.



October is the time to check your **Fire Extinguishers' expiration date**. 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.

Check your Smoke, Natural Gas & Co2 Detectors (**only last 7 years**). If replacing, get the 10 year sealed battery.



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, 2026**

NEW FILERS: Visit <https://www.tax.ny.gov/pit/property/star/> to register with NYS. Refund checks get mailed the following year in 2026 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.

Enhanced Star: "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.

Max Income \$3,000—\$50,000	50% exemption
\$55,700	20%
\$57,500	10%
\$58,400	5%

www.tax.ny.gov/pit/property/exemption/seniorexempt.htm

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.



GUTTER CLEANING...

Gutter cleaning will take place on ALL buildings **WEDNESDAY, NOVEMBER 12 & TUESDAY, DECEMBER 2**, 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.

CARPET CLEANING

On **WEDNESDAY & THURSDAY, OCTOBER 15 & 16**, 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 **FRI-DAY, October 10th.**

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

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 CLEANING PROFESIONAL, Jeanette



We are glad to have Jeannette cleaning our hallways and laundry rooms. It will be 1 year since she has been with us in November and thank her for her service.

If you have any concerns with their service, contact the Kings Wood Office.

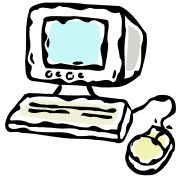


HOLIDAY TREES

With Fire Safety in mind when living in close proximity to one-another, we ask that you use CAUTION with Live Trees. Please water them everyday.



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 3rd thru

FRIDAY, NOV 7th, 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 **CANNOT** park in the Kings Wood driveway while waiting for the bus to arrive. **THIS IS VERY DANGEROUS**

SLOW DOWN – CAUTION: 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 STOP AT THE STOP SIGN**

Parents/Grandparents: Please be cautious with the children as vehicles may not see the little ones as they pull in/out of their parking stalls.

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

2025 CLOSED

130-4D 1 BR/Terrace/UL
132-2A 2 BR/LL
136-1A 1 BR/Terrace/LL
136-1D 1 BR/UL
138-2B 1 BR/LL
138-3D Studio/UL
138-4B 1 BR/Terrace/LL
140-1A 1 BR/Terrace/LL
140-3C 1 BR/UL



FOR SALE
none



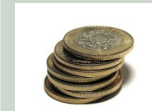
LAUNDRY ROOM LIGHTS

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

MVI Floring & Carpet

Lisa Eisenberg
516-384-9276
Www.mivflooring.com

Owen Baldwin Rubbish Removal

John Baldwin 631-235-9353 Free Estimates

Bradley & Parker

Insurance & Financial Services
Tom Youmazzo, Insurance Counselor
tyoumazzo@bradley-parker.com
631-650-4015
320 S Service Road, Melville, NY 11747

State Farm Insurance

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

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:

Josephine Bachman
Krista Lombardo
Larry Meyers
Michael Milano
Karilyn OBrien
Lucille Short

Grounds Committee:

Shari Mott, Committee Chair
Terrence Kahn
Loretta Cousins

Newsletter Committee:

Krista Lombardo, Editor
Helena Chaves, Contributing Editor

Board Members:

Dan Lunde, President
Bob Kohlmeyer, Vice President
Josephine Bachman, Treasurer
Terrence Khan, Secretary

Management Team:

Helena Chaves, Property Manager
Cesar Adriano, Superintendent
Jennine Cullen, Legal, Taylor, Eldridge & Endres, PC
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
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 # _____

