

COMMUNITY DIRECTOR UPDATE

DECEMBER 1, 2025



COMMUNITY NEWS

Christmas and New Year's Day Office Closures

As a reminder, the Community Offices will be closed on Thursday, December 25th, in observance of the Christmas holiday and will reopen at 8:00 AM, Friday, December 26th.

The Community Offices will be closed on Thursday, January 1st, in observance of the New Year's holiday and will reopen at 8:00 AM, Friday, January 2nd. If you have an urgent or emergency maintenance-related issue, please call (845) 716-7511 and press 1.

When leaving the premises for an extended period during the winter months, do not turn off the heat completely. Instead, lower the thermostat to a safe setting of approximately 50°F to 55°F. Maintaining this temperature helps prevent frozen pipes and reduces the risk of water damage.

Holiday Decoration and Lighting Guidelines

To maintain the safety of our community, residents are asked to observe the following standards regarding holiday decorations and exterior lighting.



- **Placement of Decorations** – Holiday decorations and exterior lighting are permitted only when positioned below the edge of the roof gutter. To ensure safety, decorations are not permitted in the second-story areas of the home.
- **Attachment Methods** – The use of staples, nails, screws, or other mechanical fasteners to secure decorations or lighting to homes or associated structures is strictly prohibited. Commercially available plastic clip-on hooks may be used for attaching decorative lighting, garlands, and similar items. Nothing may be affixed to vinyl siding.
- **Decoration Standards** – All holiday decorations must be in good taste and consistent with the traditions and standards of the holiday being observed. Decorations must be removed within one week following the holiday.
- **Electrical Safety** – All electrical decorations must be unplugged whenever the Tenant is away from the Premises.



We appreciate your cooperation in helping us maintain a safe, attractive, and welcoming environment.

What to do with extra holiday trash – Bulk item collection is not available at our site. All items must fit within the designated trash containers in order to be collected. Please break down cardboard boxes and place them inside the bin so that the lid can close securely. We appreciate your cooperation in helping keep our community safe, clean, and orderly during the holiday season.

Office Contact Information

-  (845) 716-7511
-  StewartTerraceLeasing@HuntCompanies.com
-  StewartTerraceFamilyHousing.com

HOLIDAY OFFICE CLOSURES:

Closed Christmas Day, Thursday, December 25, 2025
Closed New Years Day, Friday, January 1, 2025

If you have an urgent or emergency maintenance related issue, please call the 24/7 emergency maintenance line at (845) 716-7511.

COMMUNITY NEWS & UPDATES

How to dispose of their live tree after the holiday? – You can dispose of your Christmas tree for FREE at Newburgh and New Hampton Orange County Transfer Stations until January 31st. The trees must be natural, with all ornaments, lights, and decor completely removed.

- Transfer Station #1: located at 9 Orr Avenue, Newburgh, NY 12550
- Transfer Station #2: located at 21 Training Center Lane, New Hampton, NY 10958

Winter Weather Safety & Snow Removal Guidelines

As winter weather arrives, we ask all residents to observe the following guidelines to ensure community safety and efficient snow removal operations.

We appreciate your cooperation in keeping our community safe and ensuring that snow removal operations can be completed efficiently.

- **Avoid Playing on Roadways** – While the hill leading up Barrett Drive may appear inviting during snowfall, for the safety of residents and our snowplowing staff, please do not slide down, play in, or make tunnels in the snow along the roadways.
- **No Roadway Parking During Snowfall** – Parking is strictly prohibited on all roadways during impending or active snowfall. Please monitor weather forecasts closely. Vehicles must be removed prior to a storm so that road surfaces can be pre-treated and cleared effectively. Any vehicle left on the roadway during snow removal or treatment will be subject to towing at the owner's expense.
- **Snow Removal from Driveways and Sidewalks** – When clearing your driveway and sidewalk, do not shovel or blow snow into the main roadway. This creates hazardous conditions, narrows the road, reduces visibility, and increases the risk of accidents. Please place snow onto the lawn area adjacent to your driveway.

We appreciate your cooperation in keeping our community safe and ensuring that snow removal operations can be completed efficiently.

COMMUNITY TRASH SCHEDULE

Please ensure refuse bins are at the curb by 7:00 AM on collection day, unless your Community Team states otherwise. Refuse bins may be placed at the curbside after 6:00 PM the evening before your scheduled collection day. To help keep our community tidy and limit the ability for trash to blow around and/or be accessed by animals, please do not place bins prior to 6:00 PM.

As a reminder, bins must be returned to their proper storage location by 8:00 PM on the day of collection.

The trash company will not pick up bulk items or items that do not fit within the trash containers, even if they are placed curbside. These items must be disposed of separately. For a list of local transfer stations and pricing, please contact the community office.

To help keep our community tidy, please do not place bins curbside before 6:00 PM.

RESIDENT REVIEWS

★ "My move-in experience was smooth & quick."

★ "Mike and all of the maintenance staff are always prompt, kind, and helpful."

★ "As always... the team is fast and efficient!!"

TRASH & RECYCLING

Pickup Every Friday

COMMUNITY UPDATES & EVENTS

MAINTENANCE TIPS

Holiday Decorating

Decorating the home is a long-standing tradition around the holidays, but it is essential to practice good safety habits when selecting decorations. In homes with small children, it is important to avoid holiday decorations that are breakable or contain sharp edges. Keep decorations with small parts out of the reach of children and avoid trimmings that look like candy or food, as they may attract extra attention from children. For more holiday decoration safety tips, visit [Cpsc.gov](https://www.cpsc.gov).

Holiday lights!

Every year, holiday lights should be tested for safety prior to use. If you choose to purchase new lights this year, look for a label indicating that the lights were independently tested for safety. Whether they are new or old, inspect each set of lights for broken or cracked sockets, frayed or bare wires, or loose connections.

UPCOMING COMMUNITY EVENTS

HOLIDAY DECORATING CONTEST

Date: Submit by Monday, December 22nd

Time: Winner will be announced on Tuesday, December 23rd

Location: Community

Get ready to show off your holiday spirit! We're excited to announce our Holiday Season Decorating Contest! Decorate your home and/or front yard to be as festive, fun, or creative as you like for a chance to win a \$50 gift card. To enter your home, take a photo and email it to StewartTerraceLeasing@HuntCompanies.com. See a festive home in the neighborhood you're impressed with? Take a photo and submit your neighbor for a chance to win!

ADULT CRAFT - GLASS ETCHING

Date: Tuesday, December 16th

Time: 4:00 PM - 6:00 PM

Location: Community Center

Join us at the community center for a fun adult craft! We will be etching glass!

Need a gift for a family member? Want to create your own winter decor? Join us in creating glass candle votives, candy dishes, and a variety of other glass items that we will be decorating for the winter season! You will have the opportunity to create a unique, self-designed glass creation just in time to celebrate the holidays!

*Participation in this event is restricted to adults only. The chemical agents utilized in the glass etching process present potential hazards if mishandled and are therefore unsuitable for use around children.

LETTERS TO SANTA

Date: Submit letters by Monday, December 15th

Location: Community Center

Santa's Mailbox is Open! Do you have a special letter for Santa? Drop it off by the close of business on Monday, December 15th, and Santa himself will send you a personalized letter delivered straight to your home! Be sure to submit your wishes on time! Santa's elves are already busy at the North Pole, and they can't wait to hear from you!

During business hours, stop by the Community Center and drop your letter into Santa's special mailbox. After hours, you can still send your wishes; simply use the second Santa mailbox located outside the Community Center, next to our Little Free Library.



UPCOMING LOCAL EVENTS

WINTER WONDERLAND MARKET AND TREE LIGHTING

Date: Saturday, December 6th

Time: Festivities begin at 12:00 PM and tree lighting is at 6:00 PM

Location: New Windsor Town Hall complex at 555 Union Avenue

Let us help you get into the Christmas Spirit with a fun-filled night for all! Count down the lighting of the Town Tree, visit Santa, Mrs. Claus, and other characters, while enjoying music and dancing.

For even more fun, Jester Jim will be on hand with his juggling, comedy, and beatbox show, and there will be a Christmas hayride and holiday vendors for your shopping pleasure!

Potenza Old World Wood-Fired Pizza and Rockland Kettle Corn will be on hand, serving delicious food throughout the night.

For more information, please contact the Recreation Department at (845) 565-7750.



NEW WINDSOR RECREATION DEPARTMENT RESORTS WORLD CATSKILLS CASINO TRIP

Date: Thursday, December 4th

Time: Bus departs Marasco Center at 9:00 AM and returns by 5:00 PM

Location: 555 Union Ave, New Windsor

Join the New Windsor Recreation Department for a day trip to the Resorts World Catskills Casino!

- New Windsor Residents pay \$45 (Price includes bus trip, \$25 FREE SLOT PLAY, and \$15 Food Voucher)
- Non-Residents pay \$55 (Price includes bus trip \$25 FREE SLOT PLAY, and \$15 Food Voucher)



If you have already contacted our local Management and Housing office team and are not satisfied with the outcome, or if you have words of praise to share, we encourage you to reach out to our senior management.

Community Director
Kristen Nelson

✉ Kristen.Nelson@HuntCompanies.com

Director of Operations
Nancy Goodman

✉ Nancy.Goodman@HuntCompanies.com

2025

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
	01	02 #GivingTuesday	03	04 New Windsor Casino Trip	05	06 Winter Wonderland and Tree Lighting
07 National Pearl Harbor Remembrance Day	08	09	10	11	12	13 National Guard Birthday Wreaths Across America
14	15 Letters to Santa	16 Adult Craft Glass Etching	17	18	19	20 Space Force Birthday
21	22 Holiday Contest	23	24	25 OFFICE CLOSED	26	27
28	29	30	31 New Year's Eve			