

COMMUNITY DIRECTOR UPDATE

JANUARY 1, 2026



COMMUNITY UPDATES

MLK Holiday Office Hours

The Community Offices will be closed on **Monday, January 19th**, in observance of the MLK holiday and will reopen at **8:00 AM on Tuesday, January 20th**. If you have an emergency maintenance-related issue, please call (413) 331-6511.

Disposing of Your Holiday Tree

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

Holiday Decorations

As a reminder, all holiday decorations must be removed by **January 10th**, in accordance with community guidelines. For a copy of the community guidelines, please visit our website at www.StewartTerraceFamilyHousing.com

Plowing

Parking on the roadways during active or impending snowfall is prohibited. Any vehicles parked on the roadway will be subject to towing at the owner's expense so that we may properly remove them from the roadways. Residents may utilize the community center parking lot if needed. We kindly request that vehicles be removed from the parking lot in a timely manner, allowing snow removal to occur in the lot as well.

MAINTENANCE TIPS

Smoke Alarms

Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. To ensure your smoke alarms are working properly throughout the year, the National Fire Protection Association recommends that families test their smoke alarms at least monthly by pushing the test button located on the face of the alarm. If you have any questions about testing the smoke alarms in your home, please contact maintenance at **(845) 716-7511**.

TEAM UPDATES

Please help us welcome Ilyssa Lawson, Resident Service Specialist! Ilyssa joined our team at Stewart Terrace at the end of November. She brings with her a strong background in customer service, and we are delighted to have her as the newest member of our team.



From your Community Director:

I'm excited to share some happy news! I got married early this year and have a new last name. Going forward, you'll see my last name as Gramling in communications. While the name has changed, my dedication to you, our residents, and families remains the same.

Office Contact Information

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

HOLIDAY OFFICE CLOSURES:

Closed New Years Day, Friday, January 1, 2026
Closed MLK Day, Monday, January 19, 2026

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

UPCOMING EVENTS

UPCOMING COMMUNITY EVENT

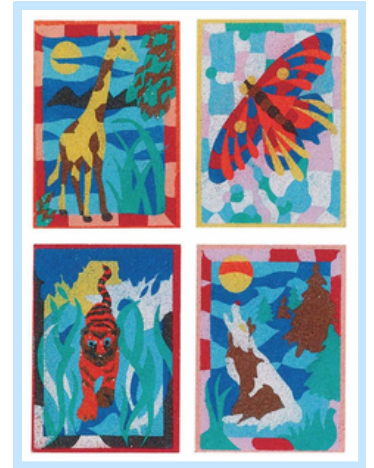
Sand Painting

Date: Tuesday, January 13th

Time: 4:00 PM – 6:00 PM

Location: Community Center

Get out of the cold and join us at the community center for a fun and creative Sand Painting Workshop! Choose from a variety of sticker designs, then peel back each section and sprinkle vibrant colored sand onto the sticky surface. Piece by piece, you'll watch your design come to life in full color!



UPCOMING LOCAL EVENT

Chef & Winemaker Dinner Series: Orange County Distillery

Date: Friday, January 16th

Time: 6:00 PM

Location: City Winery Hudson Valley – 23 Factory St, Montgomery, NY 12549

Join Executive Chef Tony Moustakas for an intimate tasting experience featuring seasonal dishes paired with craft spirits from Orange County Distillery. From inventive small bites to hearty mains and indulgent desserts, each course is designed to showcase the depth and versatility of both the cuisine and spirits, all set against the charming backdrop of our historic winery.



RESIDENT REVIEWS

★ "Service is always excellent. Service is A-1 and the guys from the maintenance crew are second to none."

★ "Mike is always courteous, professional, and efficient."

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.

TRASH & RECYCLING

Pickup Every Friday

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

2026

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				01 New Year's Day OFFICE CLOSED	02	03
04	05	06	07	08	09	10
11	12	13 Sand Painting	14	15	16 Chef & Winemaker Dinner Series	17
18	19 Martin Luther King Day OFFICE CLOSED	20	21	22	23	24
25	26	27	28	29	30	31