

COMMUNITY DIRECTOR UPDATE

MAY 1, 2026

COMMUNITY NEWS

Fenced-In Lawn Inspections & Lawn Care Reminder

Beginning in May, routine inspections of fenced-in backyards will take place. Lawn care within fenced areas is the resident's responsibility and includes mowing, raking, weeding, and trimming shrubs. Grass must be maintained between 2 and 5 inches tall; lawns should be raked as needed, and shrubs must be trimmed and kept clear of windows and doors. Failure to maintain fenced areas may result in a compliance notice. If issues are not corrected, the Community Management Office may arrange maintenance at the resident's expense.

Pool Season Is Almost Here!

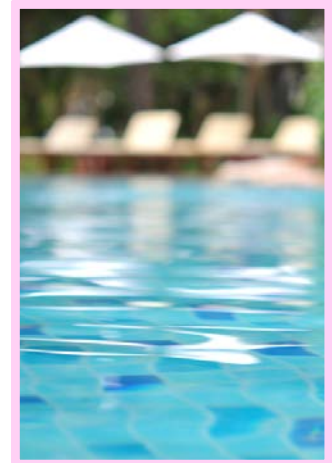
Pool Pass Pick-Up - Pool passes will be available for pick-up at the Community Center starting in May, Monday through Friday, during normal business hours (8:00 AM – 5:00 PM). Residents are welcome to stop by at any time during these hours to pick up their passes.

Pool Opening Day - The pool will open for the season following Memorial Day weekend. Opening day is Saturday, May 30th.

Updated Pool Hours - We are excited to announce that we've extended our pool hours by adding an additional day to the weekly schedule! The pool is now open Tuesdays through Sundays from 11:00 AM to 7:00 PM, with lifeguards on duty during operating hours.

Please note: The pool will remain closed every Monday for maintenance.

We hope you enjoy the extra time swimming, relaxing, and making the most of the season!






RESIDENT REVIEWS

- ★ "The gentleman who handled our work order was great! He was very professional, knowledgeable, courteous, and communicated well. He was able to fix our fridge in a timely manner."
- ★ "Prompt same-day service. Always professional!"
- ★ "Mr. James and Maykol are a great team. Always on time and helpful. Very professional and they care for the tenants in the neighborhood. Thank you guys, you rock!"



Office Contact Information

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

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

MAINTENANCE TIPS

HVAC Damper Reminder

Once you've turned on your air conditioning, please remember to submit a maintenance request online or by calling (845) 716-7511 so our team can adjust your dampers for optimal comfort. HVAC dampers are adjustable plates or valves located inside ductwork that regulate, restrict, or direct airflow to specific rooms or zones.

HVAC Filter Change Reminder

Changing your HVAC air filter regularly is one of the simplest ways to keep your home comfortable, your air clean, and your system running efficiently. We recommend changing your air filter every 30–90 days under normal conditions. A clean filter helps improve airflow, reduces strain on the HVAC system, and supports better indoor air quality. You may need to change your filter more frequently if you:

- **Have pets** – Pet hair and dander can clog filters quickly. Consider changing filters every 30–60 days.
- **Have allergies or asthma** – More frequent changes can help maintain healthier indoor air quality.
- **Run your system constantly** – Heavy HVAC use during extreme heat or cold can require more frequent filter changes.

Helpful HVAC Maintenance Tips & Reminders

Keep Vents & Returns Clear – Make sure furniture, rugs, or curtains aren't blocking vents or air returns. Blocked airflow can reduce efficiency and cause uneven temperatures.

Check Your Thermostat Settings – Set your thermostat to a consistent, comfortable temperature. Avoid frequent, drastic changes, which can overwork your HVAC system.

Listen for Unusual Noises – Rattling, grinding, or buzzing sounds should be reported promptly. Early attention can prevent larger repair issues.

Keep Doors & Windows Closed While Running HVAC – Open windows and doors let conditioned air escape, causing your system to work harder and increasing energy use.

Close Your Blinds or Curtains During the Hottest Parts of the Day – During warm weather, closing blinds on sun-facing windows can help keep your home cooler.

UPCOMING COMMUNITY EVENTS

GARDEN STEPPING STONE PAINTING

Date: Wednesday, May 13th

Time: 4:00 PM – 6:00 PM

Location: Community Center

Join us at the Community Center for a fun spring craft! You will get to paint your very own garden Stepping Stones featuring cute designs like turtles, butterflies, unicorns, and more—plus glow-in-the-dark paint for extra fun! It's a safe, screen-free activity perfect for celebrating the season. We hope to see you there!



COMMUNITY WIDE SPRING YARD SALE

Date: Saturday, May 16th and Sunday, May 17th

Time: All Day, Starting at 8:00 AM

Location: Community Wide

Ready to declutter or hunt for hidden treasures?! Residents who wish to participate do not need to register—simply set up any items you'd like to sell on your front lawn or driveway. Shoppers are welcome to begin browsing starting at 8:00 AM. Don't miss this great opportunity to clean out, cash in, and connect with neighbors!



EVENTS & TRASH SCHEDULE

UPCOMING LOCAL EVENTS

MOTHER'S DAY FARM BRUNCH

Date: Sunday, May 10th

Time: 11:30 AM and 2:00 PM (These are two separate seating's!)

Location: All One, One All Farm (221 Craigville Road, New York 10924)

Join us at the farm for a family-friendly, seasonal Mother's Day brunch crafted with fresh, local ingredients grown and prepared with care. Each gathering features a set menu highlighting the best of the season, served in our warm, welcoming farm setting. We are only offering a prix fixe menu. Reservations are required! Book yours at AllOneOneAll.org/Brunch. If you are a party larger than 12 or would like to be added to our waitlist, please email us at Brunch@AllOneOneAll.com with your name, phone number, # of people in your party.

ELLA ROSE FOUNDATION 1ST ANNUAL 5K

Date: Saturday, May 16th

Time: Registration Starts at 8:00 AM; Race starts at 9:00 AM

Location: Kristi Babcock Memorial Park, 660 Mt Airy Rd, New Windsor, NY

Join us for a special event to bring our community together to support and celebrate children with special needs and the strength, joy, and resilience they bring to their families and our community. Run, walk, stroll, roll - gather your family and friends and participate however you want! Every step taken helps us continue the mission of the Ella Rose Foundation and make a meaningful difference for families. Register at Tinyurl.com/EllaRose5k.

CAR MUSIC FEST NEW YORK 2026

Date: Sunday, May 24th

Time: 12:00 PM - 6:00 PM

Location: Orange County Fair Speedway (239 Wisner Ave, Middletown, NY 10940)

Join us for the Tristate's largest car music festival! Family and friends event for all ages! For ticket information and to purchase tickets, visit Tinyurl.com/OrangeCountyFairSpeedway.

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

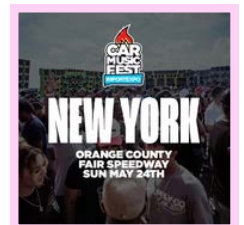
If you have already contacted our local Management and Housing office team and are not satisfied with the outcome, or if you have words of praise to share, we encourage you to reach out to our senior management.

Community Director
Kristen Gramling

✉ Kristen.Gramling@HuntCompanies.com

Director of Operations
Nancy Goodman

✉ Nancy.Goodman@HuntCompanies.com



TRASH & RECYCLING

Pickup Every Friday

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
					01 Silver Star Service Banner Day	02
03	04	05	06	07	08 Military Spouse Appreciation Day	09
10 Mother's Day Mother's Day Farm Brunch	11	12	13 Children of the Fallen Patriots Day Garden Stepping Stone Painting	14	15	16 Armed Forces Day Ella Rose 5k Yard Sale
17 Yard Sale	18	19	20	21	22	23
24 Car Music Fest New York 2026	25 Memorial Day OFFICE CLOSED	26	27	28	29	30
31						