

COMMUNITY DIRECTOR UPDATE

FEBRUARY 2025



GREETINGS FROM YOUR COMMUNITY DIRECTOR - KRISTEN STEWART

We have been made aware of recent Black Bear sightings inside the community, and we are asking for your help!

Over the past few decades, bear populations have expanded considerably throughout much of the northeast and sightings of black bears in many suburban areas have become increasingly common, especially in southeast New York. Frequently, people unknowingly create potential food sources for bears. The most common items that attract bears to residential areas are food sources like unsecured garbage, bird feeders, pet and livestock foods left outside, and messy grills. Most conflicts with bears can be avoided by simply removing or adequately securing these attractants. Unfortunately, some people also deliberately feed bears, this leads to problems for both people and bears. It is also illegal to feed bears in New York. Remember—remove the food and you remove the bear.

NYS Department of Environmental Conservation has provided us with some helpful tips and suggestions on how to limit access to food for bears within our community.

BBQ GRILLS and SMOKERS

- Grills and/or smokers are to be stored inside when not in use to limit access
- Drip pans and grates should be cleaned after each use to limit odors
- Ensure utensils are stored inside
- Food is not to be left unattended when cooking outdoors

TRASH AND RECYCLING

- Clean trash containers often to reduce odors
- Limit the amount of time your trash can is on the curb. Do not place trash earlier than the evening before scheduled pick up, if able to wait, place cans on the morning of scheduled pick up
- Store trash cans inside garage or inside fenced in yard to limit access

VEHICLES

- Do not leave food or anything with a fragrance inside vehicles
- Keep vehicles windows and doors fully closed and locked

FEEDING BIRDS

- Bring bird food and feeders in nightly
- Be sure to pick up fallen birdseed or leftover food before dark

UPCOMING COMMUNITY EVENTS

CANDY BAR BINGO

Date: February 7, 2025

Time: 4pm - 6pm

Location: Community Center

Have a sweet tooth AND a competitive side?! Join us for some Bingo! Stop by the community center to play some bingo with your neighbors, prizes will be candy bars!



UPCOMING LOCAL EVENTS

PASTA NIGHT

Date: February 10, 2025

Time: 4pm - 7pm

Location: New Windsor American Legion 29 Walnut St

Enjoy a delicious meal with your choice of meatballs or sausage, plus salad and bread included. All for just \$15 per plate, what a deal – Don't miss out on this tasty event!



COMMUNITY REMINDERS

PARKING: 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 snow from the roadways. Residents may utilize the community center parking lot if needed, we do ask that vehicles be removed from the parking lot in a timely manner so that snow removal may occur in the lot as well. **As a reminder**, when parking on the roadways always be parked in the direction following the flow of the traffic.

BACKYARDS & PETS: Tenants are responsible for removal of all pet waste from Premises and ensuring proper disposal. Tenants are responsible for keeping the ground clear and sanitary. **All yards; including backyard, and common areas must be kept clean of pet droppings.** Tenants must pick up and properly dispose of animal waste and residents who walk their pet must carry a plastic bag to retrieve and dispose of any droppings. It is a violation of this Addendum for Tenant to simply "turn out" their pet and recall it at their convenience.

MAINTENANCE TIPS

GARBAGE DISPOSAL:

For homes that come equipped with a garbage disposal please follow these tips when operating:

- Keep the drain stopper in when not in use.
- Remove the drain stopper, turn on the cold water, and keep it going during the entire operation to thoroughly flush food waste into the main wastewater lines.
- Turn on the wall switch to start the disposal and feed food waste directly into the disposal.
- Never put your fingers or hand or any utensil into a running disposal.
- Run the disposal until food grinding can no longer be heard.
- Do not put grease, bones, meat gristle, corncocks, glass, foil, vegetable peelings, bottle caps, cigarettes, or other very hard or fibrous foods down the garbage disposal.
- Grease can easily be disposed of by pouring into an empty jar then throwing the cooled, coagulated container into the rubbish.
- Never put chemical drain cleaners down the disposal, as serious corrosion and damage may result.

Prior to calling the Maintenance Service Request Line, do the following:

- Determine what recently was processed by the disposal before calling.
- Press the reset button on the bottom of the unit and try the switch again.
- Refer to the appliance manual or call the Maintenance Service Request Line and ask for instructions if the reset button cannot be located.
- Tenant is responsible for any damage caused by improper use.


SAFETY TIPS

Please take the follow actions prior to leaving your home for an extended time.


- Check the forecast for the time that you plan to be away: Be sure to have a plan in place for any anticipated inclement weather procedures. An example of this is having to open cabinets or drip faucets during a freeze warning or winter storm.
- DO NOT TURN OFF THE THERMOSTAT - Set the temperature on the thermostat to 78 degrees in the summer and 65 degrees in the winter.
- Disconnect and properly store all hoses from outdoor faucets.
- Lock all doors and windows and lower, but do not completely close blinds, shades or curtains.
- Stop deliveries of newspapers, mail, and other routine deliveries. Do not make any purchases for home delivery, such as Amazon or Walmart, that may accumulate or alert bad actors to your absence.
- Prior to leaving, be sure to have trash taken to the curb and if not there after collection, make arrangements to have bins removed from the curb and in their secured locations.

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.


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