

# COMMUNITY DIRECTOR UPDATE

**MAY 2025**

## ***GREETINGS FROM YOUR COMMUNITY DIRECTOR - KRISTEN NELSON***

May is National Bike Month. National Bike Month is a celebration of cycling held every May in the United States. It is sponsored by the League of American Bicyclists and celebrated in communities from coast-to-coast. Established in 1956, National Bike Month is a chance to showcase the many benefits of bicycling and to encourage more folks to giving bicycling a try.

Did you know we have bike trails right next to our community in Stewart State Forest?! The 6,700-acres of Stewart State Forest are a mix of wetlands, fields and forests. The site includes 18 miles of gravel roads and more than 22 miles of major trails for hiking, biking, horseback riding, hunting, dog training and trials, skiing, snowmobiling, bird watching and fishing!

For more information and bike trail maps visit the NY State Department of Environmental Conservation website for Stewart State Forest at [dec.ny.gov/Stewart State Forest](https://dec.ny.gov/StewartStateForest)

## ***SAFETY TIPS***

**To ride your bike safely, wear a helmet, follow traffic rules, and be visible!**

### **Traffic**

- Ride with the flow of traffic
- Use bike lanes or sidewalks when available
- Obey all traffic signs and signals
- Use hand signals when turning
- Listen for traffic, don't wear earbuds in both ears

### **Bike Maintenance**

- Check your wheels, saddle, chains, pedals, handlebars, and brakes before riding
- Don't overload your bike
- Never leave your bike unattended

### **Protective Gear**

- Wear a properly fitted helmet
- Wear bright clothing and reflective gear
- Use lights at night and in poor visibility

### **Visibility**

- Make sure your bike has reflectors
- Use hand signals to indicate your intentions
- Ride in a straight line and don't swerve between cars



## ***TEAM MEMBER SPOTLIGHT***

### **Sentiments from some Stewart Terrace Family Housing Residents**

"They were prompt, professional, and efficient in fixing the issue. The technician was friendly and took the time to explain everything clearly. It's great to have a team that truly cares about the quality of their work."

"The maintenance men were professional and did a great job in a timely manner. Very happy with the work they do!"



## UPCOMING COMMUNITY EVENTS

### DIY PERSONALIZED KEYCHAINS

**Date:** Thursday, May 8<sup>th</sup>

**Time:** 4pm - 6pm

**Location:** Community Center

Need a Mother's Day or Father's Day gift idea?! Or want to make a unique and personalized key chain for yourself or a friend?! Join us at the community center to make DIY keychains! We will be using key rings, poly beads and strings. We have some premade patterns with instructions that you can follow or you can be creative and make your very own style!

### SPRING YARD SALE

**Date:** Saturday, May 17<sup>th</sup> & Sunday, May 18<sup>th</sup>

**Time:** 8am - 5pm

**Location:** Stewart Terrace Community

Looking to do some spring cleaning?! Or maybe looking for a hidden treasure?! Join us for a community wide yard sale. If you are interested in participating, there is no registration, you can simply set up any items that you are interested in selling on the front lawn or driveway of your home. If you want to shop, please feel free to begin shopping at 8am!

### PLANT BINGO

**Date:** Thursday, May 29<sup>th</sup>

**Time:** 5pm - 7pm

**Location:** Community Center

Spring is in the air... and plants are up for grabs!! Win some beautiful flowers to plant along with some plant supplies that will be up for grabs for prizes. Bring your neighbors and friends and join us at the Community Center to win some cool prizes. The event is aimed at adults, but don't be afraid to bring the kids to help you win, more players equal more chances to win!!



## UPCOMING LOCAL EVENT

### MOTHER'S DAY COMEDY NIGHT FUNDRAISER

**Date:** Saturday, May 10<sup>th</sup>

**Time:** 6pm

**Location:** Temple Hill Tavern and Catering: 171 Temple Hill Rd, New Windsor NY

Come enjoy a night of laughs at our 3rd Annual Mother's Day Comedy Night Fundraiser hosted by Bleu's K9 Rescue Inc. Doors open at 6pm show starts at 8pm. 5 Appetizer buffet included, cash bar, raffles and 50/50!

Cost \$45 to purchase Venmo: @Blues-Comedy

For more information, contact Angela at (845)206-8692 or email

bk9rescue@gmail.com

**COMEDY NIGHT FUNDRAISER**  
**SATURDAY MAY 10th**  
AT THE TEMPLE HILL TAVERN

**AVIN ROSENBLATT** COMEDY CENTRAL  
**MONTY MASON** BROADWAY COMEDY  
**LARRY DIGREGORIO** PARK CASINO

**ADMISSION \$45**  
**FOR SHOW AND APPETIZER BUFFET**  
**DOORS OPEN 6:00PM SHOWTIME 8:00PM**  
**TO PURCHASE TICKETS WITH VENMO GO TO :**  
**@BLEUS-COMEDY**  
**FOR INFORMATION CALL 845-206-8692**  
**TEMPLE HILL TAVERN**

**RAFFLES 50/50 \* CASH BAR \***



## **HUDSON VALLEY PIRATE FESTIVAL**

**Date:** Saturday, May 10<sup>th</sup> & Sunday May 11<sup>th</sup>

**Time:** 11am – 6pm

**Location:** Ulster County Fairgrounds 249 Libertyville Rd, New Paltz, NY 12561

Family friendly treat done with Pirate Style. Offering a weekend full of singing, dancing, sword fighting, vendors, food and beverages .Mermaids, Pirate Ships, Lots of Treasures to be found. For more information on and to purchase tickets go to [@facebook/hvpiratefestival](https://www.facebook.com/hvpiratefestival)



## **NEWS FROM THE INSTALLATION**

US Family Health Plan has a Health Benefits Consultant Antonia Cedeno who is serving our area, she is retired US Navy and has availability by appointment to discuss information and answer any questions you may have. The US Family Health Plan (USFHP) is available to eligible active duty family members, retired service members and their families, family members of activated National Guard and Reserve members, and survivors of deceased active duty or retired military members, all of whom must be under 65 years old and live within a USFHP service area; essentially, anyone eligible for TRICARE Prime within the designated service area can participate in USFHP. If any one is interested in scheduling an appointment to meet with Antonia, please contact the leasing office directly at 845-716-7511 and they will help coordinate in scheduling an appointment.

To contact Antonia directly, she can be contacted by phone at (212)356-4595 or by email at [acedeno@svmcny.org](mailto:acedeno@svmcny.org)

## **COMMUNITY REMINDERS**

Spring is in the air! Now that the snow has melted away, let's take some time and tidy up the exterior! Some friendly reminders regarding the exterior condition/appearance of your home:

- Patios, balconies, and front yards must be kept neat and clean by the Tenant.
- Driveways and sidewalks will be free of oil stain marks and writing. (Sidewalk chalk is allowed on the Premises when used directly in front of or behind the Tenant's home.)
- Trash, debris, boxes and/or equipment may not be stored on patios or balconies and are not allowed to accumulate around the Premises.
- Exterior window shades are not permitted
- Towels and laundry may not be hung within patios, balconies, or from balcony railings
- Tree houses and tree swings are not permitted on the Premises, in common areas, or in any tree within Neighborhood grounds
- Bikes, toys, and lawn equipment, when not in use, should be moved to the backyard or garage. These items may not be stored in the driveway or carport or hung on any fences. Bicycles and toys shall not be left unattended in public areas or on sidewalks will be removed and disposed of by Owner.

Check out the community guidelines that have been updated to enhance the living experience for all residents. Please [CLICK HERE](#) to review the updated guidelines . These changes were effective in October of 2024 for new families and will apply to existing families upon signing a new lease.

## The Team will be conducting backyard inspections beginning in May

- Mowing, raking, weeding, and trimming of shrubs and other routine maintenance in fenced backyards are the Tenant's responsibility.
- Grass shall be maintained at a height of two inches, not to exceed five inches. Raking of grass and leaves is to be done as necessary to maintain a healthy and attractive lawn.
- Shrubs are to be trimmed to maintain their shape and not block windows or doors.

Tenants who do not perform such maintenance may be given a compliance notice, and the Community Management Office may arrange needed mowing / cleanup at Tenant's expense should the Tenant not take proper care of their fenced area after receiving a compliance notice.

## TRASH COLLECTION

### Changes in Bulk Pick up

Due to some changes with our trash vendor, beginning **Friday, May 2<sup>nd</sup>** the vendor will no longer provide bulk trash pick up. The collection day for both trash and recycling pick up will continue weekly on Fridays.

Orange County offers 3 locations where bulk trash can be taken. A PDF with those locations and other information is attached to this correspondence or you can reach out to your community office for the information.



## MAINTENANCE TIPS

### PEST CONTROL

Tenant are responsible for routine control of normal household pests, along with keeping all pets free of fleas and ticks. The use of non-residual insecticides labeled for safe application by the general public, such as household spray insecticides, may be used.

#### Common Causes of Infestations:

- Roaches and mice thrive on leftover food placed on sinks, counters, in cupboards, on unwashed dishes, unswept floors, and on food left out for pets.
- Roaches may also feed on paper and glue products, including shelf paper.

#### Some things the Tenant shall do to reduce the likelihood of roaches, mice, and other household pests are:

- Maintain a sanitary living environment, depositing garbage in trash cans in plastic bags.
- Wipe up spilled food or drinks immediately and rinse any soft drink can or bottles before placing in recycling bins.
- Store any leftover food in airtight containers and be sure that all stored food is secured tightly.

Residents should contact the Maintenance Service Request Line at (845) 716-7511 for assistance for infestations of pests that are not responding to the use of non-residue insecticides.

*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](mailto:Kristen.Nelson@huntcompanies.com)

**Office Contact Information**

☎ (845) 716-7511

**Director of Operations**  
**Nancy Goodman**

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🌐 [www.StewartTerracefamilyhousing.com](http://www.StewartTerracefamilyhousing.com)