

Community Newsletter

Volume XX

To our tenants:

We hope you have enjoyed another beautiful summer in our community!!! Don't forget to sign up for the early bird snow plow contract. Also, remember that the town of New Hartford one time large item trash pick up is the week of October 27th, 2025. Thank you for another great year!!! Have a safe and happy and healthy holiday season!!!

Sincerely,

The Barkett Family

ANNUAL SITE INSPECTIONS

Applewood typically sends site inspections by Memorial Day... or at the latest, the 4th of July, but because the weather was SO wet, we delayed. We understand that many of you work and it rained every spring weekend, so there was no time for you to complete your work. Then the tornado happened and then the oppressive heat wave. We felt that everyone deserved the rest of the summer to take care of your sites. Inspections will be sent next week. If you receive a site inspection, please comply with the notice. The issue listed isn't up for debate. There are MANY homes that have too many "adornments" and "doo-dads", in the lawn, on the leek, in the mulch, on the house. Remove the extras ASAP please!

LESS IS MORE!

Again, the home should be adorned with a couple of healthy plants and maybe one or two decorations. NOTHING MORE! SHRUBBERY should be healthy and trimmed. Weeds must be removed. Fresh mulch or stone must be added. Many of the site inspections will pass with FLYING COLORS! Thank you. But, unfortunately, there are too many that will fail. If you receive a failed inspection/citation please rectify the situation ASAP. If it isn't complete before the end of September, a citation and a fee will apply. After that, you will have an interview with Applewood management to go over your options. Thank you for your immediate attention to this matter. If you THINK that you might be at risk of failing the site inspection, that probably means that you are not going to pass. Please fix it asap! You have one week before they are mailed. The Applewood rules are the very reason that the majority of you wanted to live here! This is a community. It isn't a campground.

ROOF REPLACEMENTS

REQUIRE PARK APPROVAL-SHINGLED ROOFS ONLY & CONTRACTOR INSURANCE

SKIRTING REPLACEMENT-WHITE SKIRTING ONLY

PROTECT YOURSELF FROM

CONTRACTORS THAT ARE NOT APPROVED. Contractor lists are in the clubhouse.

LEASE CHANGES-

Who is living in your home. New Vehicles? New Pets? Roommate? son, daughter, grandchild/cousin/friend, boyfriend, girlfriend/fiancee? WHOMEVER, first get approval!

SNOW REMOVAL-

Enclosed, please find the contract for snow removal. A wooden stake will mark your yard. REMEMBER- No

PRIVATE snow plows

allowed. NO EXCEPTIONS!

NYS STAR REBATE-

Soon, tenants will be receiving their Star rebate directly from NYS. If you would like to use it to reduce your lot rent, sign the back and drop it in the Applewood drop box. All of last year's star will be depleted by 9/30.

Unless you use star as a discount, the full lot rent starts 10/1. If you

choose not to drop it off, you are required to pay full lot rent starting 10-01-25. (\$465, \$475, \$485) NYS mails the checks. Applewood does not have anything to do with this.

(NYS Star Hotline-518-457-2036).



BACK TO SCHOOL

School will be back in session soon. Watch your speed as children will be boarding and disembarking the school buses. Good luck students!!!

** HEAT TAPE-

If you got a NEW WATER METER, you are responsible for making sure it is re-wrapped & heat-taped. If not, it WILL freeze! Again you (the customer) are responsible for the meter. Make arrangements asap**

PETS-

Pets are not allowed...(per the lease), unless an exception has been granted. Those exceptions are only granted for pets that are 30 pounds and under at full adult size. THIS is NO secret... it is in every lease and every newsletter! If you have an exception from Applewood for your small pet and have a pet rider document and rabies/license etc. on file with this office, you are all set...thank you. Additionally, all cats are INDOOR only. (more on cats later) If you are not comfortable following these simple rules, Applewood will not be comfortable renewing your lease. The size rule pertains to visiting pets as well!!

CATS- If you notice "homeless" cats, please do NOT feed them. There are so many wonderful tenants that are attempting to humanely trap some cats and find homes for them. **DO NOT FEED THE CATS!!!!** Instead, help to find homes for them!

Also Remember-No Fire Pits,

Chimneys,

No decks, patios, carports without pre-approval. Request approvals in writing!!! Fencing, posts, gazebos, tents are not allowed. Do not park on the lawns. Take down holiday lights in a timely fashion!

**No tinsel/garland off season!
Paint your shed doors. Pressure wash your homes. Trim your shrubbery/trees. Weed your gardens. THANK YOU!!!**

Emergency Service-

We continue to have 24 hour emergency phone service. Should you have a house emergency, please call 315-793-3040, **FOLLOW THE PROMPTS AND SELECT THE CHOICE FOR EMERGENCIES.** Again... **ONLY** if this is an emergency, as additional charges will apply, select that choice.

Office Hours- The office is **STRICTLY** by appointment...fyi, many appointments can be done right on the phone. To ensure a timely response, always leave your phone number on voicemail. Email is always encouraged too!

OTHER REMINDERS

- **Insurance-** It is the homeowner's responsibility to make sure that you have a current homeowner's policy. That policy must list Applewood Community Inc. or Applewood Heights, 21 Applewood Blvd., Clinton, NY as "additional insured"

Skunk, raccoons, possum, woodchucks, feral cats, etc... please be sure your skirting is in good working order and any holes around your sheds are filled in... these animals will be looking for a place to be this winter...Contact a trapper.

- **Voting** – Applewood residents (Ward 4) vote at the Hope Alliance Church, 4291 Middle Settlement Road.

Stop signs are not optional!

- Do a thorough clean up around your home and shed before winter arrives. No **STORAGE!**

NO yard sales or estate sales

- **AMERICAN flags ONLY!!!!**

Absolutely NO FIREWORKS

- **Outside contractors-** insurance required **PRIOR** to start date-**liability and workers comp.**

- **Approval required for outdoor décor/ exterior/lot/land changes.**

- **Re-sales-** You must inform Applewood if you are selling your home. All sales are contingent upon **PARK APPROVAL** of the new buyer. **YOU** will continue to be responsible for the lot rent until the new tenant is approved.

STAR REBATE 2025 (URGENT)

At some point, before October, tenants should receive the NYS STAR check. If you want to use that check to reduce your lot rent, simply sign the back of the check and drop it in the drop box. Barb will let you know your new payment calculation. If you choose not to turn it over, starting October 1, 2025, you will be responsible for the full lot rent with no reductions. (\$465, \$475, \$485) If you purchased your home AFTER March 1, 2025, you will probably get your rebate check NEXT year. If you haven't already done so, APPLY ONLINE TODAY! Again, the state plans to start mailing checks in early September. Applewood has NO other information. Call the state if you aren't sure if you are getting a check. (518-457-2036). **TO REDUCE YOUR MONTHLY PAYMENT- SIGN THE BACK OF YOUR CHECK, DROP IT IN THE DROPBOX AND WAIT TO HEAR FROM BARB (you will hear from her before 10/1) WITH YOUR NEW MONTHLY AMOUNT. THANK YOU.**

NEWS FROM THE RESIDENTS' CLUB AND CLUBHOUSE

Join Applewood as we bid a fond farewell to one of the original founders of the Applewood Sunshine Club and Residents' Club, **Patricia Trzeciak**. What a Blessing Pat (and her late husband Richard) has been!!!! Without her, there would have been no social clubs here at Applewood! She is a fabulous tenant, friend, confidante and neighbor and though we will all miss her, we wish her well in her new home, closer to family. There will always be a seat at our table for you, Pat!!! xxxxxxxxxx

SAVE THE DATES-Bingo every Tues 1:30, Cards every Weds 6:30, 9/18 regular club meeting 10/16 Halloween Party ... 12/14 Christmas party-(*American Legion)

Watch for updates on the front sign!

2025 Curbside Trash Pick Up -The town of New Hartford large

item trash pick up will be October 27-31. PLEASE, do not put the trash out before October 25th. Call the town with questions: 315-733-7500 Ext 2326

Leaves- The town of New Hartford leaf collection starts up in the fall. Leaf collection will start the first week of October and will continue until the first major snow fall. There is no schedule for leaf collection. Do not mix brush and leaves. It is important to keep leaves and yard debris separated, as yard debris can damage the leaf vacuum or cause injury to crew/staff. **Do not bag your leaves! Leave them loose.** Call the town with questions: 315-733-7500 Ext 2326 THANKS!!!

If you have a 1995 home or newer, a NYS title is your ONLY proof of ownership. Be sure you know where it is. You cannot sell your home without the title in your name! Do not let this happen to you and/or your family.

Enjoy the rest of the summer!!!! Thank you all for being a part of our community!