

# Community Newsletter

Summer 2021

Volume XV

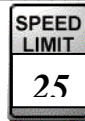
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## November- New Lot Rent

Beginning with the November leases, the lot rent for a double wide home is \$465 and for a single wide home, \$455. Please check your lease. Again, when your lease expires, your new rent is as stated above. You will receive an individual letter 30 days before your new lot rent is due. You will be required to sign that lease extension letter and return it to the office.

### ANY CHANGES???

**WHO IS LIVING IN YOUR HOME? New Vehicles? New Pets? New roommate???** Son, daughter, grandchild/cousin/friend, boyfriend, girlfriend/fiancée? **WHOMEVER,** you must first set up an appointment for them to meet with Barb. Your lease approval was based on the names and information listed on that lease. If those lease components have changed **AT ALL, INCLUDING PETS,** it is your responsibility to let Applewood management know. 315-793-3040



**BACK TO SCHOOL**



School will be back in session soon. Watch your speed as children will be boarding and disembarking the school buses. Please be patient.

### SNOW REMOVAL & HEAT TAPE INSPECTIONS

Enclosed, please find the contract for snow removal and heat tape. Again, we recommend a heat tape inspection prior to the winter. For \$45, we will inspect the heat tape, the water meter and all insulation as well as special plumbing. Do not risk frozen pipes. If your home does not pass the inspection, you will be notified with the information and any additional cost to rectify the issue. If your home passes, you **WILL NOT** be notified. . If you got a **NEW WATER METER** in 2021, that **NEW** meter must be wrapped and taped. If you are unable to have this done on your own, please contact us to set up that service call. **SNOW- REMINDER: No PRIVATE snow plows allowed...NO EXCEPTIONS!**

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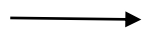


Applewood is incredibly disheartened to find that there were residents that got a dog without any consideration of park approval. This has led to hard feelings and disappointment and major confusion for the majority of the tenants who have followed the rules. This is insubordination and irresponsibility. Pets are not allowed...period..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! If you have an exception from Applewood for your small pet and have a pet rider document on file with this office, you are all set and we thank you for doing the right thing. If you are not comfortable following these simple rules, Applewood will not be comfortable renewing your lease. I thank those who have confided in Applewood by notifying us about the presence of a dog at a neighboring house. **The size rule pertains to visiting pets as well!**

**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. The office is **STRICTLY** by appointment...many appointments are done on the phone and virtually as well. To ensure a timely response, always leave your phone number on voicemail.

### OTHER REMINDERS

- **Insurance-** It is the homeowner's responsibility to make sure that you have a current homeowner's policy on your home. That policy must list Applewood Community Inc. or Applewood Heights, 21 Applewood Blvd., Clinton, NY as "additional insured"
- **Skunk, possum, woodchucks, 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...there are trapping services available that you can contact.



## URGENT!!! YOUR TITLE?

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. Do not let this happen to you and/or your family. **If you purchased a home this year, Barb has already helped you with this.**

## STAR REBATE 2021

If you get your rebate directly from NYS, you should be getting your check from the state at some point this month or next. In the past, if you have used that state check to lower your lot rent, you will need to bring that in again. Simply sign the back of the check and drop it in the drop box and Barb will let you know your new calculation. If you choose not to turn it over, starting November 1, 2021, you will pay \$465 for a double wide or \$455 for a single wide. If you have lived here for many years, in the same home, your lot rent is already credited with star...**IF YOU DO NOT HEAR FROM APPLEWOOD, YOUR CREDITED STAR AMOUNT HAS REMAINED THE SAME.** If you purchased your home AFTER March 1, 2021, you (in most cases) will get your rebate check NEXT year. If you haven't already done so, Barb will help you apply. For those homeowners expecting a rebate directly from NYS, they plan to start mailing checks in early September. Applewood has NO other information. Call the state... (518-457-2036). Remember any veteran's exemptions are handled with the town and county taxes which happen in February. Please sign the back of your state check and put it in the drop box.

## Trash/GreenWaste/Leaves

Please remember, 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. Consolidating small piles of leaves into larger piles will help expedite leaf pick up. During this time, crews will continue to pick up yard debris every week if it is placed in a bag/container and separated from your leaf piles. **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. Any questions, please call the town of New Hartford 315-724-4300

- **Voting** – Applewood residents (Ward 4) vote at the Hope Alliance Church located at 4291 Middle Settlement Road.
- **Stop Signs-** Tickets are being issued... please be aware and STOP for those signs! (Esp in front of the office.)
- Only those who are **APPROVED** are allowed to live in Applewood. **NO EXCEPTIONS!**
- **Please do a thorough clean up around the front, side and back of your home** 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
- **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.

## ●●●●NEWS FROM THE APPLEWOOD CLUBHOUSE●●●●

As you may have noticed, the Applewood Clubhouse is once again open! The Residents' Club board members have also begun meeting again. The room is available to rent as well. If you would like to rent the room, please call to make your reservation. The room will remain open unless guidance changes regarding COVID. If Applewood is uncomfortable with the use of the room during this scary time, the room will be closed immediately and all deposits will be returned. Please be advised.

### Important dates from the Residents' Club:

- Tuesday evenings, at the clubhouse, starting 09-14-21 at 6:30pm
- Card games on Wednesdays, at the clubhouse, starting 09-15-21
- Residents' club meeting, at the clubhouse, on Thurs, 09-16-21, 6:30pm
- Craft Fair at the clubhouse, Oct. 16th – **watch for signage on Applewood Blvd. for more info!**



*In memory of the 13 fallen soldiers. God rest their souls.*