

# COMMUNITY DIRECTOR UPDATE

**MARCH 2025**



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

We made you aware of some black bear sightings within our community in last month's community reminders, and want to remind you that in New York, bears typically emerge from hibernation in late March and early April. 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.

We have engaged our local NYS Department of Environmental Conservation for some support and guidance, and they have suggested some helpful tips and suggestions on how to limit access to food for bears within our community.

### **Helpful hints and suggestions for keeping black bears away**

#### **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 RECYLING**

- 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

## ***TEAM MEMBER SPOTLIGHT***

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

"James to the rescue again! What an extremely courteous and professional gentleman. Always a pleasure to see."

"The gentlemen arrived within 20 minutes of us placing the call and did a fantastic job"

## **UPCOMING COMMUNITY EVENTS**

### **STAINED GLASS SUNCATCHER PAINTING**

**Date:** March 21, 2025

**Time:** 4pm - 6pm

**Location:** Community Center

Join us for a fun Spring Craft where you'll create a painted suncatchers

### **JELLY BEAN COUNT**

**Date:** April 7-11, 2025

**Time:** Daily 8am - 5pm

**Location:** Community Center

Put your guessing skills to the test! Stop by the community center between April 7 and April 11 to guess how many Jelly beans are in the jar. The resident with the closest guess will win a easter basket!

### **MILITARY KIDS ROCK ART SHOWCASE**

**Date:** March 10 - 17, 2025

**Time:** Daily 8am - 5pm

**Location:** Facebook

Share their children's best artwork for a chance of winning a \$25 gift card



## **UPCOMING LOCAL EVENT**

### **STEWART AIRPORT 5K**

**Date:** March 26, 2025

**Time:** 4pm - 7pm

**Location:** 187 Hill St, Mahopac

Come run the runway at Stewart Airport! Starts near 2nd Aviation

Hangar, 1st St, Stewart Airport. For more information and to register [CLICK HERE](#)

## **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

Our community guidelines have been updated to enhance the living experience for all residents. Please [CLICK HERE](#) to review the updated guidelines. These changes are effective immediately for new families since October 23, 2024, and will apply to existing families upon signing a new lease. For any questions, contact your community management team.

### Fire Pits / Bonfires / Grills

- Portable fire pits or chimineas are allowed in the backyard only, and not allowed in common areas or front and side yards.
- Fire pits or chimineas must be 15 feet from structures, combustible materials, and overhead hazards, when in use.
- A fire extinguisher, garden hose, or water bucket must be available for emergencies.
- Use of fire pits or chimineas are not allowed in winds over 10 mph.
- Never use accelerants to start a fire.
- Storage of the fire pit or equipment in the garage, carport, or back patio only when cooled down and not in use.

### Barbecue Grills

- Grills must be at least 10 feet from the house or fence.
- Never leave grills unattended while in use or hot.
- Wait for coals to cool before disposing of ashes.
- Use of any grills or smokers in the front yard or in covered patios is not allowed.

### RVs, Trailers, and Boats

- Recreational vehicles (including campers, trailers, boats, jet skis, ATVs, golf carts, etc.) & other vehicles must be kept in the garage with the door closed.
- RVs or campers may only be parked in the neighborhood for a 24-hour period while loading or unloading. During this time, RVs must park in your driveway or directly in front/behind your home.
- RV or other recreational equipment must not block driveways, including those of vacant homes.
- Plugging any vehicle into any outlet or disposing of RV waste water on the property is not allowed.
- The use of ATVs, dirt bikes, and similar vehicles is strictly not allowed in the community.

Any reasonable request for accommodation may be considered when submitted in writing along with proper licensing and registration documentation to Stewart Terrace Family Housing

## MAINTENANCE TIPS

### Refrigerator

Please keep the refrigerator clean for better efficiency and sanitation. Wipe the exterior with a damp cloth, mild soap, warm water, or a spray cleaner. Avoid using abrasive cleaners. Clean the drip pan periodically and vacuum the coils if accessible. If the fridge is not cooling or freezing properly check to see if:

- If the light is not on, check to see if the power cord is plugged in.
- If the plug is secure and is still is not cooling, plug another appliance into the same outlet to check for power.
- Check the temperature control dial; it may be turned OFF.

If the fridge still is not cooling or freezing properly, or if any parts are broken, call (845) 716-7511 to put in a Maintenance request. \*Please remember to leave your refrigerator on with the temperature control at its normal position if you are going to be away from your home.



## **SAFETY TIPS**

### **Tips for avoiding an interaction with a bear.**

- Keep your distance
- Avoid hiking at dusk, dawn, or at night
- Hike or ski in groups of three or more
- Stay on maintained trails
- Make noise
- Carry bear spray and know how to use it

**If you see a bear, you should remain calm, avoid direct eye contact, and slowly back away.**

### **If you surprise a bear**

- Don't run: Running can trigger a chase
- Back away: Slowly move away in the opposite direction
- Talk calmly: Identify yourself and wave your arms
- Fight back: If a black bear charges, fight back with everything you have
- Don't fight back: If a grizzly or brown bear charges, don't fight back unless the attack persists

### **If a bear makes contact**

- Fall on the ground and play dead
- Lie still and wait for the bear to leave

**Remember to** - Report bear sightings to your community team and your state or tribal wildlife management agency


**As always** - 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.*


### **Community Director Kristen Nelson**


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### **Office Contact Information**

 (845) 716-7511

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

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