

Community News

Welcome home to...

Brookside Meadows

Thank you to all our wonderful Residents and everything you bring to the Brookside Meadows Community.

We appreciate you calling Brookside Meadows your *Home*.



Mark your Calendar

FIT Camp! – Held every Wednesday evening at 7pm in the movie room. This event is FREE to all residents!

Knitting Class – will be held on the 1st Saturday of the month in the movie room. The next class will be 10/6/18.

Monday Movie – Held every Monday at the Movie Theater. Come join us at 1pm for lunch and the movie

Defensive Driving – November 10th Begins at 9am at the Brookside Movie Theater. Email

boltz@brooksidemeadows.com to reserve your seat. Pre-registration and payment for the class is required.

You're invited to our 5th Annual Fall Festival

When: 10/26/18 from 5pm-8pm

Where: Clubhouse & Movie Room



Come join us for our 4th Annual Fall Festival.

Enjoy seasonal treats and refreshments while having fun with your Brookside Meadows Neighbors.

Come dressing in your Costume. You will also enjoy a Halloween Movie!

Children and parents are welcome to join. Hayrides start in front of the clubhouse at 5pm.

The clubhouse is available for your next party!

Contact the leasing office if you are interested. The cost is \$150.00

Three Ways to Open a Non-Emergency Work Order

Resident Portal

e-Mail

Phone Us!

Resident Portal - Open up a non-emergency work order anywhere anytime day or night from our website. Registration is required. If you have not registered already e-Mail boltz@brooksidemeadows.com to receive your registration code and instructions. From our website www.brooksidemeadows.com you can access the Resident Portal. Click the login button, sign in with your email address and password.

e-Mail - For non-emergency work orders, email the office office@brooksidemeadows.com.

E-Mail is not monitored after hours. Your email will be addressed during normal business hours. *Remember to let us know if it is ok to enter!*

Phone Us! – Call our office during regular business hours 635-2600 Monday-Friday 8am-4:00pm or Saturday 9am-3pm

Emergencies consist of No Heat, No Hot Water, No Air-Conditioning, Water Leaks, Electrical, Refrigerator not working and Toilet Clogs for 1 bedrooms.

Work Order Reminders:

- Let us know if it is ok to enter your unit if you are not home
- Never utilized e-mail for an emergency work order. Emergencies must be phoned into the office (635-2600) regardless of the time of day or night
- If you have a pet that requires you to be at the unit when we enter, notify the office when you make a request for a work order
- Maintenance is not permitted to enter an apartment and complete a work order if a person under the age of 18 years old is in the unit alone.
- We will respond to your work order within 24-48 hrs unless we notify you otherwise

Emergency Work Order... Calling the office is the only way to open an emergency work order

Phone Us! - All Emergency work orders must be called into the office (635-2600)

Emergencies consist of No Heat, No Hot Water, No Air-Conditioning, Water Leaks, Electrical, Refrigerator not working and Toilet Clogs for 1 bedrooms.

If you smell gas... evacuate the building and then call 911

I Book Club

Come join us!! October 18th, 2018

The book club will focus on reading and discussing popular or literary fiction with an occasional classic novel or work of non-fiction thrown in. Meetings will be held in the movie room of the club house the fourth Thursday of each month from 7pm-9pm. All are encouraged to nominate titles....books will be voted on by members for future reads. Looking forward to having a great time discussing some excellent books while making new friends in the process!

Please contact Linda Molinaro at zia34@aol.com or 267-246-4396 if interested in participating.



MAINTENANCE CORNER

Work Orders- When you open a work order we will enter your unit within 24-48 hrs unless we notify you otherwise or you have a minor in the unit.

If you have a pet that requires you to be at the unit when we enter, notify the office when you make a request for a work order.

If you need to open up a work order for a **Non-Emergency** you may email us at office@brooksidemeadows.com. Please remember to include your unit # and if it is **okay to enter your unit.**

For Emergencies, remember to call us at **845-635-2600.** Emergencies consist of **No Heat, No Air-Conditioning, Water Leaks, Electrical and Toilet Clogs for 1 bedrooms.**

**** We are unable to enter the unit if someone under 18yrs old is alone in apartment.**

IMPORTANT PAVING NOTICE TO ANNIE AVENUE RESIDENTS

BUILDINGS

501-509

502 & 506

PAVING

In the next few weeks an outside vendor will be performing black top repaving in your area. Currently we are looking at the week of 10/15-10/19 for the work to be completed. Once we have the exact dates confirmed we will notify residents. These dates can change due to circumstances beyond our control.

This will effect ALL parking areas including your reserved parking spot & driveways. We will need EVERYONES cooperation.

To avoid your vehicle from being towed, if you are going to be out of town we ask that you either leave a set of keys in your unit or at the office.

A separate notice with additional details will be placed on your door prior to the start date.



Mark your Calendars... Internet, phone and mail scams are on the rise.

October 23rd from 1:30 – 2:30 Rondout Savings Bank will be on hand to advise you of some of the most common scams and what you should do if you become a victim.

Space is limited. Please RSVP no later than 10/19/18!

Refreshments will be served

Email boltz@brooksidemeadows.com

Did you know?

RESIDENTS GOING OUT OF TOWN

If you are going to be away for more than 3 weeks, please alert the office so we can enter your unit and check the water, heater, etc. to prevent any damages.

COAT DRIVE

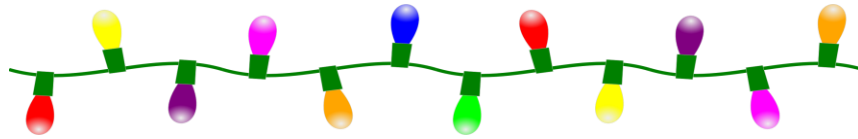
We are collecting coats for the annual Dutchess Outreach coat drive. Donations of all winter coats and jackets are needed, in all sizes. Boy's jackets and men's plus sizes are especially needed. Coats must be clean and in good condition.

If you have any coats you would like to donate, please drop them off at the leasing office now until October 26th.

NEW PHONE SYSTEM

In the next few weeks we will be implementing a new phone system. This will give you the capability to reach us for work orders, leasing questions as well as general questions by pressing an extension # on phone. As we get closer to the go live date we will pass on more information.

3rd Annual Vendor Event



*Brookside Meadows Luxury Rental Community
is hosting a Holiday Vendor Event
Join us on November 11th from 11am-2pm
at the Clubhouse for a fun afternoon of shopping!*



*This event is open to the public, bring along a friend or two so they can take advantage of this
spectacular event!
Light refreshments will be served!!*

LEASING RENEWAL REMINDERS

Automatic payments will need to be adjusted by the resident on our portal. If you are not sure what your increased rent amount is, please contact the office if you need assistance or have questions.

Your annual amenity fee is due at renewal. No need to write a separate check, you can include the amenity fee with your rent. *Amenity fees are due within 30 days of a lease renewal.*

Renters Liability Policy should be forwarded to the leasing office at each expiration. Please provide an updated policy when yours expires.

If you are a pet owner, please remember to provide updated vet records at your lease renewal.

90 days prior to your lease expiration you will receive notification of your renewal options. Our primary form of communication is email. If we do not have your email on file we will put a notice on your door.

You will also be contacted prior to signing your renewal documents so that we can schedule a unit inspection. This step is required in order to renew your lease.