



LEASE AGREEMENT

The parties agree as follows:

DATE OF THIS
LEASE:

PARTIES TO
THIS LEASE:

Landlord:

Address for notices:

Tenant:

Address:

TERM:

1. The Term of this Lease shall be _____ years _____ months: beginning _____ ending _____

PREMISES
RENTED:

2.

USE OF
PREMISES:

3. The Premises may be used as a living place for _____ persons only.

RENT:

4. The rent is _____ payable as follows: _____

Landlord need not give Tenant notice to pay rent. Tenant must pay the rent in full and not subtract any amount from it.

SECURITY:

5. Tenant has given/Landlord \$ _____ as security. ~~If Tenant fully complies with all of the terms of this Lease Landlord will return the security after the Term ends. If Tenant does not fully comply with the terms of this Lease, Landlord may use the security to pay amounts owed by Tenant, including damages.~~

UTILITIES AND
SERVICES:

6. Tenant must pay for the following additional utilities and services when billed:

Long distance telephone service. Pay-per-view and downloaded cable, dish and similar services.

~~A cleaning deposit of \$ _____ is required prior to the commencement of the Term. This deposit will be refunded if the Premises are left in clean condition. If cleaning expenses must be incurred by Lessor to restore the Premises to the condition they were in at the commencement of the Term, the amount necessary for restoration will be deducted from the cleaning deposit and the balance, if any, will be refunded to Lessee.~~

A pool service fee of \$ _____ payable at the time of booking.

FURNISHINGS:

7. If the Premises are furnished, the furnishings shall be in good repair when Landlord gives possession.

REPAIRS,
ALTERATIONS:

8. Tenant must keep and, at the end of the term, return the Premises and all appliances, equipment, furniture, furnishings and other personal property clean and in good order and repair. Tenant is not responsible for ordinary wear or damage by the elements. If Tenant defaults, Landlord has the right to make repairs and charge Tenant the cost. The cost will be deducted from the security deposit. Tenant must not alter, decorate, change or add to the Premises.

LANDLORD MAY
ENTER, SIGNS:

9. Landlord may at reasonable times, enter the Premises to examine, to make repairs , and to show it to possible buyers, lenders or tenants. Landlord may place the usual “For Rent” or “For Sale” signs upon the Premises.

COMPLIANCE
WITH
AUTHORITIES:

10. Tenant must, at Tenant’s cost, promptly comply with all laws, orders, rules, ordinances and directions of all govern- mental authorities, property owners associations, insurance carriers or Board of Fire Underwriters or similar group.

OCCUPANCY
RULES:

11. Tenant may cook only in the areas specially set aside by Landlord for cooking.

Diving is not permitted in the swimming pool.

Smoking is not permitted inside or on the premises. If the Tenant, Tenant’s family, employees or guests smokes inside or on the premises, and such smoking in Landlord’s sole discretion requires remediation, and the security deposit does not cover the cost of remediation, the Tenant shall pay the full cost of remediation.

Gatherings of more than _____ persons inside or on the premises at any one time is not permitted.

CARE OF
PREMISES,
GROUNDS:

12. Tenant must not allow anyone to bring in dirt or sand, nor enter the Premises in wet clothing. Tenant must use special areas provided for showering and dressing after outside activities. Tenant shall keep the grounds neat and clean. ~~Vehicles may be driven or parked only in driveways or in the garage.~~

FIRE,
DAMAGE:

13. Tenant must give Landlord immediate notice in case of fire or other damage to the Premises. ~~Landlord will have the right to repair the damage within a reasonable time or cancel this Lease. If Landlord repairs, Tenant shall pay rent only to the date of the fire or damage and shall start to pay rent again when the Premises become usable. Landlord may cancel the Lease by giving Tenant 3 days’ written notice. The Term shall be over at the end of the third day and all rent shall be paid to the date of the damage.~~

NO LIABILITY:

14. Landlord shall not be liable for injury or damage to Tenant or to any person who uses or is on the Premises, or be liable for damage to their property, unless it results from Landlord’s negligence. Tenant is responsible for all acts of Tenant’s family, employees and persons Tenant invites onto the Premises. Landlord is not responsible for any injuries to Tenant, Tenant’s family, employees or guests resulting from swimming pool or hot tub accidents.

LANDLORD’S
CONSENT:

15. If Tenant requires Landlord’s consent to any act and such consent is not given, Tenant’s only right is to ask the Court to force Landlord to give consent. Tenant agrees not to make any claim against Landlord for money or subtract any sum from the rent because such consent was not given.

ASSIGNMENT
SUBLET:
TENANT'S
DEFAULTS:

16. Tenant may not sublet all or part of the premises, or assign this Lease or permit any other person to use the Premises.

17. a Landlord may give 5 days written notice to Tenant to correct any of the following defaults:

17. a. 1 Failure to pay rent or added rent on time.

17. a. 2 Improper assignment of the Lease, subletting all or part of the Premises, or allowing another to use the Premises.

17. a. 3 Improper conduct by Tenant or other occupant of the Premises.

17. a. 4 Failure to fully perform any other term in the Lease.

17. b If Tenant fails to correct the defaults in section 17. a within the 5 days, Landlord may cancel the Lease by giving Tenant a written 3 day notice stating the date the Term will end. On that date the Term and Tenant's rights in this Lease automatically end and Tenant must leave the Premises and give Landlord the keys. Tenant continues to be responsible for rent, expenses, damages and losses.

LANDLORD'S
REMEDY:

17. c If the Lease is cancelled, or rent or added rent is not paid on time, or Tenant vacates the Premises, Landlord may in addition to other remedies take any of the following steps:

17. c. 1 Enter the Premises and remove Tenant and any person or property;

17. c. 2 Use dispossess, eviction or other lawsuit method to take back the Premises.

17. d If the Lease is ended or Landlord takes back the Premises, Landlord may re-rent the Premises and anything in it for any Term. Landlord may re-rent for a lower rent and give allowances to the new tenant. Tenant shall be responsible for Landlord's cost of re-renting. Landlord's cost shall include the cost of repairs, decorations, broker's fees, attorney's fees, advertising and preparation for renting. Tenant shall continue to be responsible for rent, expenses, damages and losses. Any rent received from the re-renting shall be applied to the reduction of money Tenant owes. Tenant waives all rights to return to the Premises after possession is given to the Landlord by a Court.

CORRECTING
TENANT'S
DEFAULT:

18. If Tenant fails to correct a default after notice from Landlord, Landlord may correct it for Tenant at Tenant's expense. The sum Tenant must repay to Landlord will be added to and payable as rent.

WAIVER OF
JURY.
COUNTER-
CLAIM,
SET OFF:

19. Landlord and Tenant waive trial by a jury in any matter which comes up between the parties under or because of this Lease (except for a personal injury or property damage claim). In a proceeding to get possession of the Premises, Tenant shall not have the right to make a counterclaim or set off.

ILLEGALITY:

20. If any part of this Lease is not legal, the rest of the Lease will be unaffected.

NO WAIVER:

21. Landlord's failure to enforce any terms of this Lease shall not prevent Landlord from enforcing such terms at a later time.

NOTICES:

22. Any bill, statement or notice must be in writing and delivered or sent by certified mail to the Tenant at the Premises and to the Landlord at the Address for Notices. It will be considered delivered on the day mailed or if not mailed, when left at the proper address. Landlord must send Tenant written notice if Landlord changes the Address for Notices.

SUB-
ORDINATION:

23. This Lease and Tenant's rights are subject and subordinate to: all leases for the Premises or the land on which it stands, mortgages on the leases or on the Premises or on the land, money paid or to be paid by the lender under mortgages, and changes of any kind in and extensions of such mortgages or leases whether now or in the future. Tenant must promptly execute any certificate(s) that Landlord requests to show that this Lease is subject and subordinate.

MARGIN
HEADINGS:
BROKER:

24. The margin headings are for convenience only.

25. The Landlord hereby recognizes

as the Broker negotiating this Lease and agrees to pay the commission to said Broker. The Landlord shall pay a commission upon renewal of this Lease on the same or different terms, or upon the sale or exchange of the Premises between the parties. Commissions shall be paid as follows:

and shall be due and payable on execution and delivery of this Lease, renewal of lease, contract of sale or of exchange.

QUIET
ENJOYMENT:

26. Landlord agrees that if Tenant pays the rent and is not in default under this Lease, Tenant may peaceably and quietly have, hold and enjoy the Premises for the Term of this Lease.

SUCCESSORS:

27. This Lease is binding on all parties who lawfully succeed to the rights or take the place of the Landlord or Tenant.

CHANGES:

28. This Lease can be changed only by an agreement in writing signed by the parties to the Lease.

New York RPL § 231-a requires one of the following statements in residential leases (check as appropriate).

☐ There is no operative sprinkler system in the residential leased premises or common areas of the building.

☐ There is an operative sprinkler system in the ☐ residential leased premises, ☐ common areas of the building.

The last date of maintenance and inspection of the system was 20

SIGNATURES:

The parties have entered into this Lease on the date first above stated.

Landlord: _____ Tenant: _____

RIDER TO LEASE

dated

20

by and between:

Landlord, and

Tenant, for the Premises at

Landlord

Tenant

GUARANTY OF PAYMENT

DATE OF
GUARANTY:

GUARANTOR
AND ADDRESS:

REASON FOR
GUARANTY:

GUARANTY:

CHANGES IN
LEASE HAVE
NO EFFECT:

WAIVER OF
NOTICE:
PERFORMANCE:

WAIVER OF
JURY TRIAL:
CHANGES:

SIGNATURES:

1. I know that the Landlord would not rent the Premises to the Tenant unless I guarantee Tenant’s performance.
I have also requested the Landlord to enter into the Lease with the Tenant. I have a substantial interest in making sure that the Landlord rents the premises to the Tenant.

2. The following is my Guaranty:
I guaranty the full performance of the Lease by the Tenant. This Guaranty is absolute and without any condition. It includes, but is not limited to, the payment of rent and other money charges.

In addition, I agree to these other terms :

3. This Guaranty will not be affected by any change in the Lease, whatsoever. This includes, but is not limited to, any extension of time or renewals. The Guaranty will bind me even if I am not a party to these changes.

4. I do not have to be informed about any default by Tenant. I waive notice of nonpayment or other default.

5. If the Tenant defaults, the Landlord may require me to perform without first demanding that the Tenant perform.

6. I give up my right to trial by jury in any claim related to the Lease or this Guaranty.

7. This Guaranty can be changed only by written agreement signed by all parties to the Lease and this Guaranty.

GUARANTOR

ADDRESS

WITNESS

270 Floral Walk

House User Manual

We welcome you to our home. This house is unique in many ways. But some of the features that make it so also require special attention to preserve the quality of the physical plant, ensure equal enjoyment by all residents, as well as to ensure personal safety. In the following pages, we will list our requirements and suggestions to achieve these goals and provide advice on making your stay as pleasant and carefree as possible.

Should you have trouble resolving any problems during your stay through your realtor or are unable to reach them, please contact us directly for serious issues that cannot wait or where property damage is occurring.

Ken Grush:
(917) 882-3587 (Cell)
(718) 625-2229 (Home/Office)
kenneth.grush@verizon.net

Fred Loessel:
(718) 594-6435 (Cell)
(718) 625-2229 (Home)
f.loessel@verizon.net

House Copper-Wired Landline (regional, local service only):
(631) 597-6178

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b) If accidental spills or coating on fabrics occurs, please call us for cleaning advice	9
c) As a last resort, if yellow stains remain on sheets, pillow shams, towels, or bedspreads, soaking in Clorox bleach will usually work	10
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Check-in and Checkout

1. [As a rule, check-in is at 4:00 P.M., and checkout at 11:00 A.M. on Thursdays.](#) Please plan accordingly. Tenants may want to arrive early, but the only 5 hours between checkout and check-in are needed to clean up after the prior tenant, make any needed repairs, and otherwise prepare for the arriving tenant. In rare cases, the prior occupant will have left early, allowing for early cleaning, preparation, and new tenant check-in. This will be communicated to you if it happens. Otherwise, early check-in cannot be expected, but we will do our best to beat the 4:00 P.M. time.
2. [In any case, luggage may be dropped off before check-in and stored on the front or rear decks, before you return later for actual check-in and orientation.](#) If it's not too hot, waiting under the canopy covered living area on the rear deck is fine, but we need to avoid any interference with the inside cleanup and fine tuning, including us putting away our personal belongings.
3. [At check-in, we or a trusted representative will meet you in person to deliver the keys and orient you to the property's workings.](#) In the rare case, such as a missed connection, that we may not arrive before the house is ready for check-in (even if before the formal check-in time of 4:00 P.M.), we will have someone open the gate for you, give you the keys, and get you settled by turning on and familiarizing you with the basic house appliances and systems. Otherwise, we will call (or you can call us) to show you how to unlock the gate, give you the combination (which is changed regularly) for the lockbox containing a spare set of keys, and talk you through the same process. Please do not attempt to use any of the more complicated features like the hot tub, pool heater, grill, some kitchen appliances (Instant Pot, SodaStream) that can involve risk of personal injury if not done according to instruction precautions, or audiovisual system other than regular Dish Network TV until we arrive to do the orientation. We should never be delayed past the boat arriving at 3:50 P.M. So, we should be there shortly after 4:00., and the entire process should be done before 5:00.
4. [If you have taken the opportunity to review this house guide, the walk-through orientation should require 30 minutes or so,](#) as it relies heavily on briefly referring to procedures and requirements explained in full detail in this document. It's not intended to be memorized, but should be consulted for any topic as needed for each house system. The **Table of Contents** is in outline form arranged by topic, **and each heading and subheading is *hyperlinked to the relevant text*.** If you have to prior familiarity with this material's content and layout, the necessary orientation will take longer. The house is our home, and has many "moving parts". It is essential that you consult this document, hopefully in advance, or after the orientation tour on any topic you're unsure about to avoid damage liability or personal injury – but most importantly to make sure you make use of and enjoy all the home has to offer.

5. If a PeaPod delivery is expected (see details under “Groceries” below), it usually occurs in the mid-afternoon on Thursdays because the garbage barge occupies the dock before that. If there is something in the delivery that must remain frozen, you will need to come by to put only those items in the freezer. The remainder of the delivery will remain in the shade on the front deck for unpacking and storage after check-in and orientation.

Fire Safety

1. No smoking (pipe, cigarette or equivalent, or cigar) at any time inside the house. Ash trays are provided on the rear deck; **please do not** extinguish smoking materials nor discard butts on the *flammable* wood decks or on the vegetation covered grounds, but only in **ash trays** (located on tables on front and rear decks), and eventually the trash.
2. Never leave candles or other flames burning unattended or while sleeping. Only burn candles inside one of the numerous blue glass candle jars found throughout the great room, and in the south upstairs bedroom. Wax is especially hard to remove from porous wooden surfaces, like **teak**! **Don’t walk with lit candles**; it spills wax everywhere, which is extremely difficult to remove from carpets without **costly professional help**.
3. Always turn off the electric heaters, and any electric appliance when retiring or leaving the house, except a *slow cooker* or **crock pot** (not the Instant Pot used as a pressure cooker or steamer, which uses very high heat).
4. Never leave the dryer running while not at home.
5. Unplug ALL countertop kitchen appliances when checking out or leaving for more than 24 hours.
6. Do not attempt to use the fireplace. There are “issues” with the metal firebox integrity surrounding the flue orifice.
7. Three fire extinguishers are located as follows: on the floor to the right of the fireplace; on the floor at the entrance to the kitchen.
8. If the fire extinguishers fail to stop a fire immediately, **do not delay leaving the house**, for instance by collecting belongings. In particular, stay as far away as possible from the propane fuel cannisters for the grill.
9. TO CALL IN A FIRE ALARM, call 911 with the following information: your name, phone number, the lot number (270) in Fire Island Pines, and the street address (270 Floral Walk).

Septic System

1. **Septic system:** The house, like all homes on Fire Island, is *not* connected to piped wastewater and sewage drainage as found in most cities. Never flush or otherwise introduce dental floss or other health, medical, feminine hygiene or other waste (**anything not immediately soluble in water or labeled “safe for flushing into septic systems”**) into the system, as they are *not biodegradable*, and will clog the and result in very unpleasant waste backup within the home.
2. Toilet paper should be marked as “safe for septic systems”.
3. Lysol or Clorox and similar “disinfectant” wipes used to clean toilet and bath surfaces should never be flushed down the toilets. The same goes for paper towels and Kleenex or other facial tissues. Use the waste baskets for these items.
4. Flushable cleansing wipes, such as the Cottonelle Flushable Wipes that we supply are certified as safe for septic system flushing: <https://www.cottonelle.com/en-us/flushability>.
5. Flushing or draining large amounts of water into the system **will not “clean” or “flush” the system. Instead, the increased water transit will flush out the helpful bacteria that are breaking down the waste and make eventual clogs and backups more likely!** We are using treatments such as “Rid-X” to replenish these helpful bacteria. The best solution is to limit water entry into the system as much as is feasible. Run the dishwasher only when full, and abbreviate other water-intensive activities.
6. A PLUNGER is available, although no one thinks about needing one, or, better said, wants to think about it at all, is located behind the metal bins on the left side of the downstairs bathroom vanity cabinet.

Sunblock, Quick Tanning and Bronzing Lotions and Sprays

1. Apply all sunblock, quick tanning and bronzing lotions and sprays outdoors away from furniture, cushions, and windows.
 - a) These agents, especially those containing *avobenzone* stain and discolor fabric, and are difficult or impossible to remove once set.
 - b) If accidental spills or coating on fabrics occurs, please call us for cleaning advice, as washing quickly will usually prevent permanent staining. **Check the following reference for suggestions to remove these stains:**
<https://dengarden.com/cleaning/removing-body-oil-stains-and-odors-from-sheets>. Although it talks about body oil stains, we have found these steps, especially if done quickly, effective in removing most of the stains.

- c) As a last resort, if yellow stains remain on sheets, pillow shams, towels, or bedspreads, soaking in Clorox bleach will usually work. **AVOID SPILLING THE BLEACH ON THE WASHER OR DRYER SURFACES. IT WILL CAUSE BLEACH DAMAGE TO YOUR NEXT LAUNDRY!** If bleach drops on the top of the washer or dryer, rinse it off with copious amounts of water and dry with a paper towel.
 - d) This is a **SAFE Clorox bleach method**. Wash once with regular detergent to remove any oils. **REMOVE THE CLOTHES AND SET ASIDE**. Refill the washing machine to the appropriate amount for the load and, while the washer is filling, using the small glass measuring cup, add ½ cup (4 oz.) of Clorox bleach to the bleach dispenser located at the front left corner of the top rim of the basket, taking care **NOT** to splash it on the exterior or upper sides of the tub. Rinse out the measuring cup well with the inflowing water, and pour some down the same dispenser to remove traces of bleach. If any bleach drips or spills outside the occur, use the measuring cup to remove that as well. Add clothes after the bleach is well mixed, and stop the cycle by pushing the cycle-selection knob in (you normally pull it out to start the filling and cycle). Allow the fabrics to soak for 30 minutes. Then, add a **SMALL** amount of detergent and restart the cycle. When it is finished, run again **WITHOUT ANY BLEACH OR DETERGENT**, but with the water level set to “Super” to fully rinse the bleach off the clothes and washing machine interior.
 - e) To avoid these problems, the outdoor shower is an excellent place to apply these agents.
2. Please always use beach towels under you when in contact with the chaise lounge or furniture cushion fabrics if wearing sunblock or tanning agents, or simply shower well with soap and water to remove them first.
 3. Avoid contact with the white pillow shams and bedspread for the same reasons if wearing bronzing or tanning agents.
 4. Permanent staining of linens or furniture upholstery is considered property damage. Charges may be made against the damage deposit.

Groceries and Grocery Delivery

1. The best two options for groceries are shopping at Pines Pantry, or using Stop & Shop's PeaPod delivery service. The important details are summarized below.
2. Pines Pantry:
Website – <http://pinespantry.com/>
Phone – 631-597-6200.

Pines Pantry has a great deli, bakery, produce sections, and a very impressive overall stock. A bit more expensive than mainland supermarkets, but everything comes in by boat. They will deliver your purchases to the house. Tell them when you will be there, and make sure you are so they don't leave it outside the gate. It's customary to give a good to the teenagers and others who do the deliveries.

3. Stop & Shop's "PeaPod" grocery delivery service:
Website – <https://www.peapod.com/>
Phone – (800) 573-2763

PeaPod is worthwhile if you expect to cook and eat at home a lot, and have a larger group to feed. Of course, as a major supermarket chain, there's a lot more than food available for ordering. The choices and variety are more than local shopping, and it avoids making trips to the local market. But you must plan carefully in advance and figure out accurately what you are going to need. Otherwise, you'll either have to buy things locally anyway, or leave unused food and supplies behind when you leave. The prices are lower at Stop & Shop than Pines Pantry, but the delivery charges probably make the costs equivalent.

The way it works is that you order online (or by phone), and have the order, packed in "pods" (with coolers and freezer packs of dry ice as needed) delivered to your name at our home address in Fire Island Pines, C/O Coastline Freight & Charter (see below). Then Coastline Freight delivers it either to the freight dock in Fire Island Pines, or to the house, depending on your instructions to Coastline Freight. It costs more to have them deliver to the house rather than the freight dock in the harbor, but it's worth it to avoid lugging the often heavy pods back to the house, and then returning them to the dock (they only pick up the empty pods, free of charge, when they delivered them to the house).

FOR THIS TO WORK, you must CALL COASTLINE FREIGHT and set up an account with them before the delivery date (They stop answering the phone at 3:00 P.M.). They are very responsive, and all they will need are basic contact info, including account name of record, credit card information, billing address, and delivery address (270 Floral Walk, Fire Island Pines, NY 11782), and a contact phone number. We usually also

email and/or call them in advance, in addition to entering their address into the PeaPod reservation, to let them know it's coming, and to give any added delivery instructions.

Coastline Freight & Charter

Address:

68 River Road
Sayville, NY 11782

Phone: (631) 563-1997

Fax: (631) 563-1552

E-Mail: info@coastlinefreight.com

The PeaPod delivery address for the order delivery is:

Your Name

270 Floral Walk, Fire Island Pines

C/O Coastline Freight & Charter:

68 River Road

Sayville, NY 11782

A PeaPod delivery must be ordered 4 - 5 days in advance, as the available slots fill up.

They will deliver any weekday, but not weekends. Since check-in is on Thursdays, an order should be initiated on the prior weekend for Thursday or Friday; it can then be edited until the day before, Wednesday or Thursday. When you make the reservation, the exact cutoff date and time will be listed. We choose Thursday deliveries because Coastline Freight sometimes won't pick up empty pods until the day after they are called, and deliveries on Friday may result in you having empty pods around until Monday. When the order reservation is done, PeaPod will tell you that it will be delivered between 6:00 A.M. and 8:00 A.M. on the chosen date, but this is the time of delivery to Coastline Freight, not to the house or freight dock. Because of competing use of the freight dock by the garbage collector on Mondays, Wednesdays and Thursdays, the PeaPod delivery usually doesn't happen until around 2:00 P.M.; but on Tuesdays and Fridays the deliveries will usually be in the mornings. Calling Coastline Freight for information is helpful.

IMPORTANT: You MUST empty the pods as soon as possible and call Coastline Freight to have them retrieve the empty plastic pod cases. Otherwise they will remain there forever. The pods stack nicely inside each other with the open lid halves overlying each other, except for any with Styrofoam containers inside. DO NOT remove the Styrofoam and their cooling material from their pods.

They will deliver to outside the front gate unless you call in advance to ask them to bring the cases to the front deck and leave the gate open. Please lock all house doors if you leave the gate open and you're not going to be home. It's a very safe community, but possible theft of groceries or household property left unattended cannot be completely excluded.

If you see the Coastline delivery guys, giving them a tip is always appreciated, and they'll look out for your interests and follow delivery and pod retrieval directions more carefully.

Grounds, Deck, Canopy Area, Pool and Outside Appliances and Fixtures

1. [The yard](#) is wonderfully landscaped, and crammed with great plants in an unmanicured, natural arrangement, but there is a plentiful supply of sharp and *very* hard stones and other **potentially injurious objects on the grounds**, such as cut off bamboo stakes and poison ivy. As the paths and ground are uneven and present tripping hazards, almost like a hiking trail. **Exercise caution** by noting the topography of the surface to be traversed – or just stay on the deck and relax! Exercise special caution near the edges of any decking overlooking the riskier landscaping features. The flagstone platform on the north side of the pool is also a very hard surface, and there are **several recesses** along its southern margin that **are traps for belongings**. There are also gaps between the deck boards wide enough to allow smaller objects to fall through, as we well know. Please be careful. Any work to attempt retrieval, and that needed to restore the area, are at the expense of the person dropping the item. With that said, it is a wonderful, pretty, and pleasant environment. Just take appropriate care!
2. [The “ponds”](#) are actually landscaped parts of a natural coastal marsh, which covers parts of most lots in this area, as you can see from the north upstairs bedroom window and the balcony. With some high tides, you'll notice water under a significant portion of the decking. That's why we ironically named the house “[Xochimilco](#)”. Anything dropped through the deck boards may be unfindable.
3. [Mosquito control](#) is managed by pumps feeding “waterfalls” and fountains, leaving the water surface constantly rippling, as well as the biological agent “Summit Mosquito Dunks”, which last for 30 days, and community fogging. We also have the quick acting, short duration “Summit Mosquito Bits” which we distribute between the decking boards by sprinkling and then gently sweeping them into the cracks. We are generally up to date with the dunk placement, so new placement shouldn't be needed, but the bits can help handle acute spikes in activity. Both are located on the shelf of the laundry shed, and have instructions for use on the packaging: the bits use about 1 tbsp/75 sq. ft. of standing water.

Suffolk County Vector Control does the ground fogging, and they always call the house landline with the announcement of the date and time of spraying the day before. If you notice a **message on the system, feel free to listen to it.** This is one of the rare calls we get

on that line, and privacy is not an issue. If another message we should know about arrives, let us know.

4. Two pump-fed waterfalls are in the front pond, and the rear pond has one pump-fed vertical water fountain, both governed by the same circuit. **Please use the circuit breaker switch labelled “Pond” (low down on the right breaker switch column) to turn the pumps off when retiring, and turn them on again as soon as you wake up.** This will save on electricity and prolong the pumps’ life.

For any problem with these pumps, such as excessive noise, intake above the water level, or significant slowing or reduction in water flow, please **let Todd Dobert know**. If necessary, he can contact **the landscaper** for assistance. If he doesn’t respond in a timely fashion, please try to contact the landscaper directly. Both parties know the system, and **their contact details are listed in items 23 and 24 below**.

5. The deck still has some exposed nail heads, despite regular hammering campaigns, due to wear and tear reduction of surface wood and loosening of the nail holes. Walk carefully and lightly. Wearing sandals or flip-flops is a good idea. The hammer to tap in offending nails is in the white Chest of drawers in the downstairs bedroom (see below). The deck boards have been power-washed and sealed with sealed with a paraffin-oil solution. This can make them slippery when wet, especially in rubber-soled shoes.
6. The canopy adds a great outside space with the feel of an added, shady, breezy room. The canopy is new as of 2019, with a redesigned frame and attachment to the roof. There are a few small leaks where the rear anchor rail is attached to the first rafters on both sides during heavy rains. **DO NOT swing or hang from the canopy frame or hang any objects other than light clothing on the frame. It is not designed to support the added weight.** Please report any leaks or other problems you notice so they can be addressed.
7. All the deck furniture cushions are stored inside over the winter. And we washed all the cushions in April.

To protect the cushions, **please cover them with a beach towel while wearing sunblock lotion or oil, or anything else likely to stain them.**

To prevent mold and mildew, when it rains and when vacating the property, we move the folding chairs towards the center of the space and closer to the house, and we stack the chaise lounge cushions on top of the deck chairs or other suitable location along the wall of the house away from the canopy edges. We also move the cushions off the sofa and armchairs to the south of the door nearest the canopy edge onto the other armchairs. You will see this arrangement when you arrive. Please do likewise to avoid having to use wet, moldy cushions. Please dry any cushions that become wet in the sun as soon as possible.

8. The outdoor shower is wonderful. Please try it and you’ll see what I mean, especially on a sunny morning! To preserve the wood and not impose on other shares, please remove all toiletry and other items when finishing your stay. There is a plastic shower caddy on the rear

deck atop the brown and yellow bin or nearby. To avoid rusting, don't leave the caddy or any aerosol cans in the

9. **Swimming Pool and Hot Tub:**

- a) Do not attempt to operate or adjust the multi-flow valve or pool pump and filter. The pool's Raypak **heat pump thermostat set temperature** can be **adjusted by using the “up” and “down” arrow buttons to change the temperature displayed**, but bear in mind that **warmer settings increase electricity usage and charges. Please, use only the two arrow buttons.**
- b) When the pump/filter is off, the heat exchanger is also off. If the pump's and filter's automatic shutoff has occurred, and swimming is planned with the heat exchanger working, the pump can be manually turned back on using the lever beneath the timer clock dial marked “Manual on/off”. You will have to loosen and slide the You *must* remember to turn the lever back off when finished, or the pump will run all night and run up your electricity charges. Also, using the “sun cover” (see below) when finished will result in less heat exchanger work the next morning to reach the set temperature when the pump turns back on
- c) There is a “sun cover” on the reel along the south end of the pool. This greatly facilitates getting the pool as warm as 90 degrees F during those chilly spring and early autumn days and evenings. It is not usually needed during July, August, and early September, when even the pool heater is turned down to 78 – 80 degrees to avoid an overly warm unrefreshing pool temperature. This has decreased the heater electrical usage from 8 – 10 hours/day to less than 2 hours/day!

The cover reel has a locking knob at one end and a crank to reel in the cover at the other end. We usually roll it up after the pool warms in the morning, but leave it on if we don't intend to swim or it's raining. Operation is easier with two people working in concert. After loosening the locking knob, each person tugs slightly on the edge closest to them to keep the cover straight and unfolded, while the crank is turned **clockwise (facing the reel)**. The **direction of reel rotation, away from the pool, is important** to avoid snagging along the edge of the pool, and because counterclockwise rotation will peel the Velcro attachments of the reel straps off the reel metal cylinder.

Once fully wound up, the cover is secured by the four blue bungee cords kept on the wooden table between the two armchairs. And the locking knob is tightened. Covering the pool is easier. Remove the bungee cords, loosen the lock, and each person grabs one edge and walks to the other end of the pool while holding the edge above the water.

- d) No diving or jumping into the swimming pool. **No wearing of “Crocs” or any other footwear** which could tear or damage the vinyl pool lining, is permitted. No running or jumping on the pool border decking.
- e) Please shower and remove sunblock, etc. before using the pool or hot tub. Also, introduce no foreign liquids, regardless of water solubility, into the hot tub or pool. The

chlorination of the pool and hot tub **will not** kill many pathogens. Do not swallow or drink pool or hot tub water.

- f) Importantly, do not use the pool or hot tub with open wounds, boils, or when there is a chance of contamination, **as with diarrhea**. This will keep the filter, **and you**, healthy, and your water purity and quality good. If contamination of the pool or hot tub has occurred, **it is imperative** that Perfect Pools (see below) be notified ASAP to do disinfection for everyone's continuing welfare
- g) For any pool or hot tub issues, [contact us](#), and we will contact our pool servicer, Jamie Blumenthal of Perfect Pools: mobile phone, +1 (631) 597-6107; email, Perfectpool.patio@gmail.com. If there is no noticeable response after we call, feel free to call as well once the first call is made. Please let us know if there is any problem that is not being handled.

10. [The Weber propane barbeque grill](#) works well, but is showing its age. The “Crossover” ignitor button works sporadically, but will sometimes work after several slow and full depressions, but not with too much force. A more direct and uniformly successful method is to use the long-neck butane lighter stored in the living room or entry foyer to light the burner row closest to the front of the grill. If you bend down, you will see in-line series of two holes allowing the insertion of the lighter under that burner. The innermost is smaller, approximately the diameter of the lighter tube. Inserting it fully before lighting rather than after helps shield the flame from wind.

There are usage instructions on the cover of the grill. The connected propane tank should always be left in the fully off position (clockwise) when not in use. More propane can be ordered from the vendor listed on the sticker attached to the tanks.

Please clean the grill after each use to preserve function and avoid grill fires from accumulated grease. There are a grill brush and scouring pad stored with the grill, and either Barkeepers Friend or Easy-Off oven cleaner (best) can be used.

There are nitrile gloves under the downstairs bathroom sink and in the south closet off the entry hall to protect your skin during cleaning or any other task.

11. [The laundry shed](#) is in the eastern-most shed along the north walkway. We have found that, due to the softness of the water, the lowest recommended amount of detergent gives the best results. More leaves a residue of soap on the clothes. Also, adding the detergent *before* any clothes avoids occasional blue spots on white items. Remember to clean the dryer front filter frequently, it works much better that way! Please dispose of lint in the garbage and not on the ground.
12. [Watering the potted plants should not be needed if the excellent drip irrigation system functions correctly](#). But we may ask you to check the soil conditions in the [pots](#). If the soil is dry to the touch several inches under the surface, your help in watering them will be GREATLY appreciated, and the plants will thank you too!

Electronic and Digital Equipment

1. Do not tamper with or attempt to alter the programming or configuration of the router, SONOS system, or TV network settings.
2. To troubleshoot and correct loss of Internet connectivity, restarting the antenna and the router will **almost always** corrects the problem. **First**, disconnect the power plug (pull on the solid plug, not the wire) from the base of the small, box-like antenna power supply transformer, identified by the two blue Ethernet cables plugged into ports opposite the power plug. Wait 15 seconds, and then plug the power cord in again. **Then** restart the NETGEAR Nighthawk router by pressing the on-off button at the lower right rear of the router next to the small power supply cord, waiting 15 – 20 seconds for all network activity to cease, and then pressing the same button again to restart the router. Call one of us if you have any problems. Ken set up and configured the router and SONOS system.
3. If restarting the antenna and the router does not restore Internet service, you should contact the service provider, **TPP (The Pines Pantry) Wireless** - phone +1 (631) 302-6301 and +1 (631) 597-6201, email tppwireless@pinespantry.com. The most common problem is that severe weather has damaged a fiberoptic connection or switch, but occasionally the antenna is broken, or the access point at which it is aimed is down. Bear in mind that to do anything requiring payment, they will need to speak with us to arrange payment, or you may pay for it yourselves. Any necessary equipment replacement not attributable to abuse or misuse will be fully compensated.
4. There are 2 Wi-Fi networks - “**270 Floral Walk**” and “**270 Floral Walk – 5G**”. The latter is a 5 GHz. network, and is faster and has greater bandwidth and data capacity, but shorter range. The former is 2.4 GHz., and has inverse properties.

The passwords for both are the same:

“KittiesAreFunButALotOfWork!”

5. **LIVING ROOM TV:** This is a new LG OLED model with 4K display capability, although Dish and most providers broadcast even their HD content at 1080i, so don’t blame the TV. Apple TV, Netflix, and Roku do have true 1080p and even 4K content.
IMPORTANT: It is very easy to crack the screen because it is so thin! Ask my contractor! Do not move the TV unless it is absolutely necessary, and contact us first for guidance. It must be handled only by the bottom edge and lower sides. It wasn’t cheap!

The Dish Network remote controls most TV functions. **But you must use the LG remote control to access the “Smart”, WebOS features. These features are a bit complicated,**

and too entailed to discuss here, but an interactive User Guide is available at the following LG link (don't worry about the "unsecure link" notice in the browser; it's safe):

http://kr.eguide.lgappstv.com/manual/w17_mr/userguide_w3.5_mr_u02.html?DOC_ID=20150270504969&ORIGINAL_NAME_b1_a1=w3.5_mr_u02.zip&FILE_NAME=7es4iZt3YUSOqhRM4gAOrQ&TC=DwnCmd.

Close the initial help page after reading it if it appears. Selecting the "See All" button at the top provides a more useful **Table of Contents and Index (!)**. You may need to allow the browser to allow running of scripts or ActiveX controls for it to work.

The volume control automatically uses the SONOS Playbar beneath the TV. The volume can be controlled with either the SONOS app or the Dish and LG remotes. **When using the Dish or LG remotes, because the TV speakers had to be disabled during the SONOS Playbar setup, a "mute" symbol flashes on the screen when pressing the volume control on the remotes, and no graphic percentage bar shows, but the volume *does* change.** If you have the **SONOS App** open, you *will* see a **volume indicator** moving. If you want to add other zones ("Rooms") to the TV sound output, select "Group" in "Living Room 2" under the "Rooms" tab, and add the other "rooms" you want. If you want to play other music or sound sources through the SONOS Playbar (which has very nice sound quality) in addition to the wired speakers in the ceilings and on the rear deck, select the music input via Search or Browse, notice which "Room" has the moving sound bars in the "Rooms" section, and use the "Group" button to add the Playbar and any other "rooms" to the output. If the TV is on, ignore the warning about disconnecting the Playbar from the TV. Restarting the TV will automatically reestablish the connection.

The LG smart TV is linked to the 5 GHz. Wi-Fi network, "**270 Floral Walk – 5G**". The 4K Apple TV and HD Roku are linked to the same network. All three inputs feed into a Zettaguard HDMI switch, with one HDMI output cable connected to the TV inputs. The switch input locations for the three are: 1 – Dish; 2 – 4K Apple TV; 3 – HD Roku Ultra. The preferred source can be selected manually or with the switch remote control. If the satellite box is off, using only the LG and Apple TV remotes to turn them on usually causes the switch to automatically activate the correct input source.

All living room remotes are in the large basket behind the armchairs there. There are smaller "Joey" satellite boxes and remotes in each bedroom. The Dish remotes are all you should need for most tasks. The TV in the south upstairs bedroom has 4K resolution too, but unfortunately, it's not OLED! But it still has a nice picture.

There are only two complete Dish Network channel guides for the house, in the living room and the south upstairs bedroom, so please safeguard them for everyone's use.

Any purchases from Dish Network or other sources billed to us should be paid for by the person ordering it.

The 4K image is terrific. Enjoy!

6. The SONOS sound system has four “rooms”, although two are in the great room: “Living Room” and “Living Room 2”, the latter being the new SONOS Playbar connected to the TV. All the other speaker zones (or rooms) use built in, wired speakers driven by three SONOS wireless Connect Amps: “Bedroom & Kitchen”, with 3 ceiling speakers in the front of the house; “Living Room”, with 2 ceiling speakers in that location; and “Pool & Rear Deck”, with 2 wall-mounted speakers. Zones can play any combination of music sources, even 4 separate ones, and the Playbar sends its TV sound to any or all other speakers. The volumes and input sources for all “rooms” can be managed as a group, or separately.

To control the music system, download the SONOS App. SONOS for some reason has not created separate administrator and guest access accounts. Consequently, apparently anyone with Wi-Fi access can access my existing setup and settings, hence the request not to tamper. Adding new music sources is OK. But the existing sources like Spotify are all linked to our accounts, so please don’t change any preferences or settings, or delete them. Searching for and playing music within these existing apps is fine. The speakers are oldish and are already “tuned” by the system. They play well, but please don’t blast them. They play loud enough to be heard on the surrounding walks.

House, Furnishings and Appliances

1. Please use the provided foot spray hose to the right of the walkway just past the gate to rinse sand and saltwater off feet, legs, and any beach equipment before walking further onto the deck or entering the house. Allow beach equipment to dry as much as feasible before storing in the shed.
2. Please remove shoes when possible when entering the house to limit sand and other dirt from entering the house. Your feet will love it, and so will your bedsheets and the furniture! Sand also damages any glass surfaces.
3. You will be given four (4) keys. **One** opens/locks only the front gate doorknob lock. **The second** opens/locks doorknob locks for both the front and rear doors. **The third** opens/locks the deadbolts for both the front and rear doors.

Please do not lock yourself out by locking the doorknobs *for any of the doorknobs* from the inside by turning the switch and then shutting the door(s) while outside. Opening the locked door by turning the doorknob while the locking switch is engaged, unlike interior privacy

doorknob locks, **will not disengage the lock**. If the door is then shut, it will remain locked from the outside! If you do get locked out, use the spare set of keys in the lockbox to regain entry, and replace them right away.

The fourth key – the smallest of the lot - is for the Master padlock on the locking cable for the house cart, which we park against the southern edge of the wall on the front deck. If not there, it will be locked in parking row #13 in the wagon parking area by the harbor for use when arriving or accepting deliveries. The cart has a valid 2019 Parking Permit Sticker. **If you leave the cart there when finishing a stay, please text or email us the parking spot row number if #13 is unavailable, and we will do the same for all tenants. There is a communal bicycle air pump along the harbor walk by the cart parking area.**

4. [Securing the property against intrusion and theft or vandalism is the occupants' responsibility](#). When retiring for the night, or when leaving the property, always lock the front gate, especially when the solid doors are left open to allow ventilation through the screen doors. When leaving the property, except for the briefest trips during daylight hours, we advise locking the front and rear doors as well as the front gate. If the gate must be left open when no one is home (as for expected deliveries), even during the day, locking all doors is required. We leave the windows open and turn off the AC when leaving for an extended period of several hours. If rain is expected, please leave the windows only open a little.
5. [The screen doors on the first floor are difficult to get used to](#). They are attached to pistons, and close very rapidly at first when released until the last 6 – 8 inches of arc, and then shut more slowly until fully closed. Replacing torn screens costs \$100 – \$200/panel.

We just rescreened them all, and it's easy to see why. They open inwards, and the rapidly closing screen door can easily slam into backs, elbows, etc. We've learned to hold them open until almost fully outside, and only then to release the edge, a maneuver requiring extending your stretched-out arm behind you. A trick is to use the right hand to hold the frame while pivoting counterclockwise around it through the portal while carrying something in the left hand.

This is especially frustrating when the outer solid doors, which open outwards, are also closed, requiring grabbing *both* doors at the same time and pushing them in opposite directions.

To avoid this awkward arrangement, we've started propping the screen door open using the sliding piston stop at the bottom of the piston when the outer door is closed. Always release that piston stop all the way past the two small wings on the piston rod before trying to close the screen doors when propped open. Pushing against the locked piston will break the hinges and/or doorframe (we found this out the hard way, as seen around the right rear screen door bottom hinge).

6. [Do not attempt to use the fireplace](#). It has been shut down until the fall. The flue is closed, firewood stored, and the chimney cleaned. If there is an unexpectedly cold period,

we can ask Todd Dobert to check the fireplace for safety and allow use, but *only* after giving instructions on its safe operation to the tenant.

7. All the electric heaters work. As the labeling has mostly disappeared, remember that the **right** button turns the wall heaters on, while the **left** button turns the off, and turning the thermostat dial clockwise increases the temperature set point. The heaters for the kitchen and bathrooms are along the floor under the sink cabinets, and have single dial on/off and thermostat control.
8. All casement windows work, but the ones in both the downstairs bedroom and the kitchen have locking levers along the frame along the opening edges **which must be lifted before turning the cranks**. Otherwise, those cranks are old and loose, and could break (strip) if too much torque is applied to them. **Beware of walking or running into the sharp edges of open casements**, especially on the very narrow south walkway.
9. The Andersen sliding patio doors in the upstairs bedrooms are very nice, but their screen size is so large and the borders so narrow and subtle that it is **very easy to walk through the screens!** After walking through more than our share of large patio door screens, we applied anchor shaped screen magnets to these screens. Also, we slide the screens over to their storage location covering the non-opening panels when we close the doors, so we don't forget the screen is there when first reopening the doors. The locking levers release by lifting toward the center of the door.
10. The downstairs bathroom walk-in shower can be entered both from within the bathroom and through a sliding glass patio door (there is a screen to cover the opening). **Leaving the outer door open during showers provides great ventilation, but please always turn on the shower light and integrated exhaust fan to eliminate condensation.** Otherwise, all surfaces become very wet. The damage to the sheetrock above the baseboard behind the commode is one result of this. The shower's sliding doors are a bit stiff and resist sliding. Please make sure that the *inside* (of the shower) **inner glass door is slid closed towards the showerhead**, preventing water from flowing through the gap between the inner and outer doors.
11. Both bathrooms have marble walk-in showers with sliding glass doors. **The marble and glass easily stained and etched by the iron in the water.** They are lovely, but water adheres to the marble and glass surfaces. Please use the provided shower squeegees to remove water from these locations and towards the drain – it only takes a minute and will preserve the glass and stone. Always ensure that the innermost sliding glass door is closest to the direction of water coming from the showerhead to avoid water leaking from the shower onto the bathroom floor, causing a flood. Or use the wonderful outdoor shower whenever possible!
12. Always turn on the shower exhaust fan in the upstairs bathroom **before** turning on the shower, and leave the door to your bedroom open to avoid condensation on the walls and mirrors, which will decrease the aesthetics and your enjoyment. It's even better, if weather permits, to open the sliding patio door of the bedroom also.

13. The vanity cabinets under the sinks of both bathrooms have important supplies, such as **first aid kits, replacement toilet paper and Kleenex tissues, sunblock, etc.** “No-Ad” sunblock is in the vanity cabinet below the downstairs bathroom sink in one of the slide-out metal bins. Please replace any consumed items. In the upstairs bathroom, we have left the upper drawer of the right metal storage set empty for use by the residents during any week. The drawer below it contains our personal stuff. The other 2 drawers to the left contain general supplies. There are many other things such as Band-Aids and soap (the former owners were big fans) in containers in both bathrooms.
14. We have installed “non-slip” strips on the staircase, but please exercise caution while using the stairs, and use the handrail rather than the wall for support and safety.
15. The wood floors are surprisingly easy to scratch. Please lift furniture to move it, and *never* attempt to use the wheels on some chairs and one ottoman to “roll” them along the floor. Those metal wheels are *old*, and don’t turn well, so they wind up leaving furrows on the wood surface. If you look, you will see examples of this near the western living room doors and dining table. The matched blue armchairs are very comfortable, but please keep the legs and wheels in the rubber coasters/cups. They jump out easily.
16. Please use placemats, coasters or other protection on the glass dining table when placing metal, glass, ceramic or other objects capable of scratching it. If the vinyl cushions on the bottom of the glass bowl centerpiece fall off, please substitute some of the felt cushions found in the upper drawer of the white chest of drawers in the downstairs bedroom. Or simply put it on a placemat or move it off the table
17. The user manuals for all appliances, equipment, and amenities, including the new hot tub are **contained in the large white binder located with the cookbooks above the kitchen sink.** The quick user guide for the convection microwave oven is in the pocket on the front cover. Please safeguard this material.
18. Kitchen and Dining Area Overview:
 - a) There are 12 place settings of Corelle microwave-safe and dishwasher-safe dishes for everyday use on the lower shelves of the cabinet above the dishwasher. We avoid using the more fragile and expensive Villeroy & Boch and Chinese pieces as much as possible to safeguard them, saving them for special occasions. If they *are* used, please hand wash them rather than using the dishwasher.
 - b) Place Settings 2: The set of blue-handled flatware in the triple basket in the kitchen is supplemented by an eight-setting stainless steel set located in the top right drawer of the buffet by the dining table. The placemats and napkins are in the lower drawer and left upper drawer.
 - c) The center drawer of the dining area buffet is private space reserved for our household records and documents. Please respect our privacy.

- d) The kitchen cabinet and Lazy Susan contents are briefly summarized here. Briefly, the narrow cabinet to the right of the stove has spices and kitchen matches; 2 sets of bowls, coffee cups, and assorted goblets are in the left corner cabinet; the cookbooks and User Manual binder are in the left cabinet above the sink; several delicate and stylish bowls (which we avoid using often) are in the right cabinet above the sink; the pots and pans are *mostly* in the left Lazy Susan; salad spinners, glass bowls, and strainers are in the right Lazy Susan; bags and many insect control agents are in the left cabinet under the counter; large rectangular baking dishes are in the matching cabinet to the right; household cleaning supplies, lubricants, solvents and related items are in the cabinet under the sink; aluminum foil, plastic film wrap and twist ties are in the left drawer; and larger cutlery, wine opener, stoppers, and other cooking tools are in drawer to the right.
- e) Reusable food storage containers and some food supplies are in the cabinet above the microwave.
- f) IMPORTANT SodaStream instructions: Read the safety and usage instructions located in the white binder located with the cookbooks carefully to avoid personal injury. **DO NOT** clean the bottles in hot water or the dishwasher. **DO NOT** use any cracked or visibly damaged bottle for carbonation.
- g) The Cuisinart, measuring cups, mixer, extra SodaStream bottles, and assorted bowls, etc. are in the cabinet above the refrigerator.
- h) The convection microwave oven racks are in the warming drawer beneath the oven. We've never used the microwave convection feature and have no idea how they work. Read the microwave manual before trying to use this feature.
- i) A large boiling pot for lobster and other seafood is in a black plastic bag located on the shelf above the dryer in the laundry shed, under two blue plastic buckets. It's heavy; be careful.
- j) Review the Ninja Pro Blender User Guide before using it to lessen risk of injury.
- k) Review the Instant Pot User Guide before using it to lessen risk of injury.

19. Refrigerator: Rules for Use, Access to Stored Foodstuffs, and Water Filter

- a) Remove any "past use" or very perishable items before vacating premises.
- b) Any resident may dispose of any item(s) which are obviously unusable (e.g., sour milk, moldy food, leftovers, etc.).
- c) Any opened containers (cookies, rolls, milk, juice wine, etc.) in the refrigerator are available to all residents (this does *not* include freezer items).
- d) Residents' private coffee and tea shall remain private until access is granted;

- e) General use refrigerated items such as mustard, milk, large opened bottles of soda and juice, vegetables, condiments, etc. are available for any incoming resident; unopened cans of soda, mixers or other beverages are private.
- f) Any eggs, fruit, vegetables, etc. will be available for the use of any resident; please replace items used to the extent possible;
- g) Any “take out”, “doggie bags”, open containers “past their prime”, or leftovers should be discarded prior to the end of each occupancy, **as much as possible on Sunday evening to meet the once-weekly garbage pickup on Mondays at 6:00 A.M.;**
- h) Only share renters may store items proportional to their share in the freezer from week to week; all others, please discard any personally frozen items before checking out.
- i) Notify us if the flow of the filtered water from the front of the refrigerator slows significantly or the quality of the water decreases. **The system uses a standard GE “MWF” filter, readily available at Home Depot and on Amazon. A new filter was installed at the beginning of June, and should last at least three months. If the filter alert appears on the refrigerator control panel, please do not press the “Reset Filter” button, but instead notify us, and a replacement will be sent within 2 days.** Pushing the reset button will silence the alert, so we don’t know about it, and restart a three-month countdown.

20. [Heating is furnished by "legacy" electric space heaters](#), for cool days and nights in early Spring and Autumn. They work well, but date from the 1970's. **It is VERY important to turn any heater off in unattended spaces**, and especially when leaving the house or checking out, to avoid risk of fire. Heaters **and** dryers left running when no one is home are among the principal sources of house fires on Fire Island.

Since painting and wear have removed most of the labels for the on/off buttons and thermostat dials, all heaters share the same controls. Depressing the left button on the upper left of the front panel shuts them off, while the right button turns them on. The thermostat wheel has usually already been set to maintain a comfortable temperature around 70 degrees F. The temperature setting is increased by turning them slowly clockwise, as the units take a minute or more to respond. If you cannot remember which control does what, the bedroom heaters have the most legible control labels. When leaving the house for a long time, we usually both turn off all heaters, but also rotate the thermostat wheels fully counterclockwise.

21. [Please increase the thermostat setting of any AC in use to the highest comfortable setting](#) to extend serviceability and to keep utilities within advance projections and assessments. Also consider turning off any AC’s not in use, such as the great room while sleeping, or the upstairs bedrooms when up for the day.

We find that it often gets so cool in the evenings and nights, 65 – 70 degrees or lower, with nice breezes, that we can do without the AC unless it’s too muggy. Of course, we open all windows and use the fans in that case. The house stays comfortably cool until 11:00 A.M. or

later, unless it's a very hot day. We usually wait to turn on the AC's downstairs, with the upstairs bedrooms' inside doors shut, until the remote sensing capable control reads 78 degrees F.

Note that we **do use the downstairs bedroom AC during the day**, because it contributes significantly to cooling the kitchen and front of the house in combination with the Bonaire tower fan, while also having a “spillover” effect in helping cool the great room. Also consider either turn the thermostats up to 78 degrees F, or turning the AC's off and opening all the windows, when leaving the house for any extended period. These are just suggestions, but we think you will find them reasonable and comfortable to try.

All AC filters will have been washed before your arrival, but if any concerns about this arise, please contact us for advice before attempting to clean them yourselves.

22. Temperature sensing by the remote control for the downstairs bedroom AC allows using the temperature measured by the remote, wherever it is located, to determine whether the temperature setting of the thermostat has been achieved.

- a) To activate this feature, turn on the remote, adjust the thermostat to your preferred temperature (I find 74 – 76 F quite comfortable), choose Auto under Fan and Cool under Mode, then press the “Remote Sensing” button. The “Remote Sensing” indicator light on the AC will light, and a marker will appear on the remote display next to “Remote Sensing”. Except when changing the thermostat setting, the temperature displayed on the remote is the ambient temperature where it is located. If the AC does not receive a signal from the remote for 200 seconds, Remote Sensing is turned off. NOTE that the default mode when first turning on the bedroom Frigidaire is “Eco”, which DOES NOT cool as well or quickly, and shuts the fan off completely if the set temperature is reached.
- b) A great tip on cooling the kitchen and rest of the first floor makes use of this feature. To use that bedroom AC to work efficiently and effectively together with the mobile AC in the great room, place the remote on the table in the entry foyer. Then use the Bonaire tower fan (in fixed, not oscillating mode) to either push cool air into the kitchen or towards the great room.

23. The great room portable AC works very well, but does not have the Remote Sensing capability.

- a) We find that using it in the non – “Swing” fashion works best by maximizing air flow. If the “Swing” airflow method has been started, rather than just pressing the button to turn it off, which may leave the air outlet vane in a depressed position, just turn the unit off, wait 30 seconds, and turn it back on.
- b) Changing the mode to “Dry” or “Auto” intermittently enhances the dehumidification. We do this after the fan speed decreases when set on “Auto”, indicating that the

thermostat temperature setting has been reached, or even if it hasn't if the humidity is high (when is it *not*?!).

24. Turn off all unused lights, both interior and exterior, when not in use and when retiring or leaving the house. We have begun using the table and floor lamps in the house for routine lighting needs, and they are quite adequate. We use the counter light button at the lower right corner of the microwave controls for kitchen lighting except when cooking or entertaining. We save the built-in ceiling floodlights for social gatherings, to limit bulb replacements as much as possible. They are difficult to find, and, as you can appreciate, changing the great room ceiling floodlights requires an independent contractor willing to climb a ladder that tall, and will usually take some time to accomplish. Those lights are controlled by numerous switches identified by labels.
25. The upstairs bathroom pocket doors have somewhat difficult locking hardware with very shallow edges that provide little effective handholds. The north door closes very well to allow locking it. The south door requires patience and firm force with two hands along the east edge of the depression surrounding the opening lever to do this. Do not push on the door opening lever itself. The locking latch for both doors is above the opening lever and swivels to lock and unlock the door. The locking latch on the north door is very mobile, and sometimes locks spontaneously when the door is closed forcefully, so always check.
26. The downstairs bedroom right pocket door slides a bit too far to the left when pulled firmly all the way until it hits the stop, resulting in the door leaving the pocket enclosure and swinging free at the bottom. The stops on the top rail need to be moved slightly, something on the punch list. Until then, pull the right (closest to the front door) pocket door slowly as it nears fully open position, stopping just before it hits the stop and the right door edge leaves the pocket enclosure. The left pocket door can then be pulled out to meet it, and the locking latch will still work.
27. Bedroom closets, other clothing space, storage, tools, and household supplies:
28. The locked closet in the downstairs bedroom is our personal storage area.
29. The white chest of drawers in the downstairs bedroom is full of our tools and household hardware items. Ask us before attempting to use any tools in a manner that could affect the structure of the house. *But* supplies (such as cellophane tape, felt cushions and batteries) and tools such as the hammer, pliers, scissors, boxcutters, etc. are available for use that won't alter the physical plant. Replace any supplies used, such as batteries, so they will be available for others to use.
30. The wicker chest of drawers in the downstairs bedroom is for tenants, and has towels and facecloths in the bottom drawer, and extra bed linen in the second drawer. There are clothes hanging hooks above our closet door, and we have made space and placed hangars in the south entry hallway closet for that bedroom to use for hanging clothes.

31. Use of the built-in bar in the downstairs bedroom is permitted, but any breakage is chargeable against the damage deposit.
32. Regarding the use of space in our bedroom (south upstairs bedroom), the **center chest of drawers and the hanging space in Fred's closet to the left of it are for tenant use.** **Extra sets of bedsheets** are in the north (left as you face it) built-in drawer on the side of the built-in bed frame closest to the built-in closets. **The other three built-in drawers on both sides of the frame are private.** **The two closets** are full of our **personal clothes and belongings.** Do not touch or use these items; **only use the hanging space in the left (south) closet as mentioned above.**
33. Regarding allocation of space in the north upstairs bedroom, the **larger built-in closet** closest to the door is **reserved for any quarter share usage** for the season. It **will be marked as such** if occupied. **If not so marked, it is open to *any* tenant.** *Do not* enter it or touch or otherwise affect any items stored there when used by a seasonal share tenant. Other renters must use the other built-in closet in this case. Towels and a second set of sheets are stored in the lowest two drawers of center built-in chest of drawers. The top drawer of that chest of drawers is open to all.
34. All second-floor closets have door-activated light switches. Please **close the doors controlling the closet lights** when the light is not being used **to prevent them from burning out!**
35. The north first floor hallway closet is communally accessible, and contains the broadband antenna power source and data cable, the NETGEAR Nighthawk router, the SONOS Connect Amps, and **all** beach towels and dishtowels. There are also reusable shopping bags, and an ironing board and iron, plus household supplies stored under the bottom shelf.
36. The south first floor hallway closet contains the main breaker panel, and is also communally accessible. **Do not remove the cutout piece of sheetrock below the breaker panel;** there are the exposed electrical supply lines entering the house behind it. It also contains the cleaning implements; the dustpan and whisk broom are on the top shelf (there is another one beneath the upstairs bathroom sink).

Contractors, Service Providers and Brookhaven Regulations

1. Brookhaven noise regulations govern us here. Reasonably amplified music on the deck and in the yard is usually not a problem, but the local police squad will respond to any complaints by neighbors, and can levy fines, but usually just a warning initially. Honor any request from neighbors, and especially the SCPD, to limit noise. Any citations and fines will be deducted from the damage deposit. Let the realtor know if you feel any complaint is unreasonable or that neighbors are too noisy.

2. Waste collection and Recycling:

Solid Waste Collection: Residents must have solid waste out before 6:00 A.M.

Mondays: March thru November

Thursdays: April thru September (added in high season)

Recycling:

Wednesdays: March thru November

Construction Debris:

Monday or Thursday (3 cans per week)

The Town of Brookhaven has recently changed its recycling rules, and the garbage collection service, Tony's Barge Service, Inc., (631) 589 - 2130, has been enforcing them *very* strictly. You are strongly encouraged to read their rules and schedule details, available online at <https://tonysbargeserviceinc.com/fire-island-pines>. **Anti-dumping regulations are enforced by Brookhaven.** Their document containing the full waste collection rules and schedule is also attached to the PDF version of these house rules. Failure to follow the specific requirements, such as placing even one nonrecyclable item with recycling, or any broken glass in the clear plastic bag required for glass item collection, will result in the entire bag being left, opened in the waste enclosure. A phone call to them is necessary to negotiate a new pickup – seriously! An excerpt concerning recycling and the handling of glass follows.

“Recycling: Effective January 1, 2019, the Town of Brookhaven revised its town-wide recycling program from a single stream to dual stream collection process.

Paper/Cardboard and Plastics/Metals will be picked up on the same day.

Paper/Cardboard must be tied and bundled. Plastic 1 and 2 and cans must go in clear plastic bags.

Glass: Glass cannot be commingled with any other recycling. Tony's will remove all glass bottles *not broken* for repurposing provided it is placed in a clear bag separate from other recyclables or solid waste on collection day.”

The trash collectors usually leave the cans turned upside down after collections. The **black Rubbermaid wheeled can** with a locking lid is for regular garbage. The **green Rubbermaid can without a lid** is for recycling, and we usually leave it upside down until Tuesday evening to avoid water collection and mosquito egg-laying.

Instead, we collect the recycling in the **grey Rubbermaid wheeled can** that *does* have a lid, located on the north side deck by the laundry shed. Since Brookhaven (and Tony's Barge) require both glass (which is not recycled, but ground up and “repurposed”) and recycled plastics and metal cans be put in separate clear plastic bags, we put a large clear plastic bag with one of the tie loops hanging around the base of each can handle (one each for glass and recycling), and close the lid afterwards. But use any method that works for you, as long as you separate glass and recycling in clear plastic bags.

The large, clear plastic bags for glass and recycling are found on the bottom shelf of the small cabinet under the counter and to the left of the sink, as are the tall white kitchen

garbage can bags used for solid and food waste. Other plastic bags, both waste and storage, are found on the middle shelf of the same cabinet, and in the drawer just above it.

Always keep the lids on the garbage cans that have them locked in place when there is garbage inside to avoid animal access, and whether full or empty to avoid water collection and mosquito breeding. Turning empty cans upside down resolves the water issue too.

Rinse out any recycled containers to eliminate food remnants that can attract animals. The lids are “locked” in place by superimposing the lid’s two protrusions over the handhold protrusions of the can and pushing the lid down into place over the can rim, then raising each handle until it snaps into position.

3. [During the normal course of household maintenance](#), which will ensure the consistency of your enjoyment, and amenity availability and function, various **contractors will regularly visit the property** to service it. This, except for the house cleaner, does not involve allowing access to the house.

The “pool guys” come on Wednesdays, usually in the afternoon, but they can show up anytime. The gardener also comes late mornings and afternoon. The housekeeper comes on Thursdays. Most of these people simply show up unannounced! I tried to require a phone call, or even a knock at the front gate, but it has been a losing struggle. That’s how things are in The Pines: The Pool Guy is suddenly in your midst! The good news is that they just want to get the job done, are uniformly nice, and could care less about what you’re doing.

4. [Our contractor and handyman](#), Todd Dobert, is also completing some important ongoing improvement and maintenance projects. He will call in advance (if you give him your phone number) or drop by when attention to the property is needed. It is your right to be unaffected by his work, but it would be appreciated if he can do necessary work at times convenient to any given tenant. This should not be necessary often.

In case of any system or structural failure, or other urgent or emergent situation, he will need access as immediately as possible. He is a very nice gentleman and will conform to your schedules. He can reserve any non-emergency work for when only we are in residence, but the property is benefiting from his attention greatly, and delays in needed repairs would lessen the enjoyment of us all. **Please call him directly, and notify us, for any problem with the appliances or physical plant that are dangerous or damaging to the house and need prompt attention. Text messages usually work if he doesn’t answer the phone.** His contact information: mobile phone, +1 (631) 766-9757; email, Dobert@optonline.net.

5. [The housekeeper](#) is Debbie Colletti, and she usually comes *every* Thursday to clean the house and launder the sheets, towels, and any other shared household laundry. Please *do not* also expect her to do personal laundry. To coordinate the times of her weekly Thursday visits, call her mobile phone [+1 (631) 767-1753], or email (debbycolletti@yahoo.com). **Her fees cover 2 – 3 hours of work only; she charges extra for anything longer!** So, skipping a week just doubles the next visit’s cost.

6. [Pest control](#) is provided by Advance Pest Control. They have already done two visits and succeeded in eliminating *almost* all the ants. We also have a truly **impressive array of insecticides** passed on to us in the bottom cabinet to the left of the sink. The Terro bait stations and gel work well, but only place them near entry points or “ant highways” that develop, and remove them when a decrease in activity is noticed. They are designed so that the colonies are poisoned by ants returning from the bait. But if they are left down continuously or too long, they will just attract a new invasion!

If severe pest conditions develop despite the usual measures, please let us know so we can arrange another site visit by Advanced Pest Control.

Fire Island Pines Refuse District

Collection Schedule 2019

Solid Waste Collection: Residents must have solid waste out before 6:00 A.M.

Mondays: March thru November

Thursdays: April thru September (high season)

Recycling:

Wednesdays: March thru November

Construction Debris: Monday or Thursday (3 cans per week)

Winter Pick-up: December thru February a container is available for residential use only which will be picked up weekly - NO house to house collection.

Holidays: No Collection (solid waste will be collected the following day).

Pick-up location: Make sure all items to be collected are placed in front of premises, adjacent to and not more than 5ft. from the nearest public walkway. ***Cover containers tightly to discourage deer from causing unsightly and unhealthy conditions.*** For the safety of our staff, please respect the 50 lb. weight limit per can or item.

BULK: Items will be collected separately on bulk collection days. Tony's Barge is not obligated to take **railroad ties, dirt, concrete, hot tubs, propane, or acetylene tanks.** Courtesy, please call **(631) 589 - 2130** or email **tonysbarge@gmail.com** for separate arrangement.

Yard Waste (Landscaping Debris): Small pieces of landscaping may be placed in sturdy plastic bags. Branches must be tied or bundled and no larger than 4' x 2' for collection. Loose yard waste will not be collected nor will sand, soil, or grass. Courtesy, please call **(631) 589 - 2130** or email **tonysbarge@gmail.com** for separate arrangement.

Recycling: Effective January 1, 2019, the Town of Brookhaven revised its town-wide recycling program from a single stream to dual stream collection process. Paper/Cardboard and Plastics/Metals will be picked up on the same day. Paper/Cardboard must be tied and bundled. Plastic 1 and 2 and cans must go in clear plastic bags.

Glass: Glass cannot be commingled with any other recycling. Tony's will remove all glass bottles not broken for repurposing provided it is placed in a clear bag separate from other recyclables or solid waste on collection days.

Questions or Scheduling: Contact **Tony's Barge Service @ (631) 589 - 2130** or email (preferred method) by visiting us at tonysbargeserviceinc.com to submit any work orders or inquiries.

Contact the **Town of Brookhaven Dept. of Recycling and Sustainable Materials @ (631) 451 - 8696**

****DUMPING IN THE FIRE ISLAND PINES COMMUNITY IS ILLEGAL****



Fire Island Pines

March 2019						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April 2019						
S	M	T	W	T	F	S
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28	29	30				

May 2019						
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June 2019						
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23	24	25	26	27	28	29
30						

July 2019						
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August 2019						
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September 2019						
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29	30					

October 2019						
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November 2019						
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December 2019						
S	M	T	W	T	F	S
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29	30	31				

January 2020						
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February 2020						
S	M	T	W	T	F	S
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23	24	25	26	27	28	

	Plastic / Metal Recycling Day		Construction Debris/Yard Waste/Garbage
	Paper / Cardboard Recycling Day		Holiday - collection shall be on the following day
	Glass Recycling Day: Glass cannot be commingled with any other recycling. Tony's will remove all glass bottles not broken for repurposing provided it is placed in a clear bag <u>separate</u> from other recyclables or solid waste on collection days.		Winter Pick-up - one pickup weekly, container on BLVD NO house to house collection.

PAPER/CARDBOARD RECYCLING DAY:
PAPERS
<ul style="list-style-type: none">• Newspaper• Copy Paper• Magazines• Colored Inserts• NO waxed paper• NO metallic paper• NO shredded paper• NO soiled paper (i.e. tissues, paper towel, etc.)
CARDBOARD
<ul style="list-style-type: none">• Corrugated—Flattened• Non-Corrugated—Flattened (i.e. cereal boxes, etc.)• NO milk/juice cartons• NO egg cartons• NO soiled cardboard (i.e. greasy pizza boxes, etc.)

PLASTIC/METAL RECYCLING DAY:
PLASTICS #1 & #2
<ul style="list-style-type: none">• Emptied/Rinsed• Water/soda bottles• Milk jugs• Detergent bottles• NO motor oil containers• NO styrofoam• NO plastic bags
METAL CANS
<ul style="list-style-type: none">• Emptied/Rinsed• Tin, aluminum and bimetallic cans• Aerosol spray cans (empty & caps removed)• NO cans contaminated with toxic chemicals (paint thinners, etc.)

