

**WOODRIDGE APARTMENTS, INC.**  
**Spring Community Newsletter – 2026**

Dear Residents,

Spring has arrived at Woodridge Apartments, and we are excited to welcome the warmer weather, blooming landscapes, and another beautiful season within our community. We would also like to extend a warm welcome back to all residents returning from their winter travels, as well as to those who have recently joined our community. We sincerely appreciate you choosing Woodridge Apartments as your home. As we transition into the spring and summer months, we would like to share several important reminders, seasonal updates, safety notices, and community expectations to help maintain the clean, safe, and enjoyable environment that all residents deserve. Woodridge Apartments continues investing in landscaping, preventative maintenance, building improvements, safety measures, and long-term capital projects to maintain a community residents are proud to call home. We thank all residents for their continued cooperation and community pride.

---

### **Community Car Wash**

The community car wash is now open for the season.

#### **Hours of Operation**

- Monday through Friday: 11:00 AM until dusk
- Saturday & Sunday: 9:00 AM until dusk

To help keep this amenity clean and accessible for everyone:

- Please do not park in front of the garage door during business hours.
- Ensure the water is fully turned off after use.
- Please return the hose neatly to the hose reel when finished.

We appreciate everyone helping maintain this shared amenity.

---

### **Parking & Vehicle Courtesy**

To preserve the appearance and maintenance of our grounds:

- Vehicles must be parked fully within designated parking spaces and between painted parking lines.
- Vehicles may not extend onto lawn areas, curbs, sidewalks, or landscaped surfaces.

Improper parking damages irrigation, landscaping, and lawn maintenance operations.

As a courtesy to neighboring residents:

- Please ask visitors and ride services not to sound vehicle horns when arriving.
- Excessive vehicle noise, loud music, or unnecessary idling should be avoided.

### **Property Speed Limit**

The speed limit throughout the property is strictly **15 MPH**.

With pedestrians, children, bicyclists, maintenance vehicles, and residents moving throughout the community daily, safety remains everyone's responsibility.

---

### **Smoking & Marijuana Policy Reminders**

In consideration of all residents, we ask that smokers exercise courtesy and responsibility at all times.

#### **Smoking Guidelines**

- Smoking outdoors should occur at least 50 feet away from residential buildings, entrances, windows, and ventilation intakes whenever possible.
- Cigarette butts and smoking materials must be disposed of properly and may not be discarded on the grounds.

Please be advised that Woodridge Apartments plans to continue transitioning portions of the community toward officially designated non-smoking buildings in accordance with evolving insurance requirements, resident demand, and property management standards.

#### **Marijuana Use**

While marijuana use is legal under New York State law, residents may not create conditions that interfere with another resident's quiet enjoyment of their apartment home.

Smoke and odor migration into neighboring apartments, hallways, ventilation systems, or common areas may constitute a lease violation and nuisance condition under community policies and lease obligations.

Residents who smoke regularly are strongly encouraged to utilize:

- Air purification systems
- Smoke filtration devices
- Proper ventilation practices

These measures significantly reduce odor transfer and improve overall comfort for neighboring residents.

Thank you for your cooperation and consideration.

---

## **Hallways, Entryways & Fire Safety Compliance**

For the safety of all residents and in accordance with the New York State Uniform Fire Prevention and Building Code, all hallways, stairwells, entryways, stoops, and means of egress must remain completely free from obstructions at all times.

This includes:

- Shoes and boots
- Bicycles and scooters
- Storage totes
- Furniture
- Decorations
- Personal belongings of any kind

These regulations are enforced to:

- Maintain safe emergency evacuation access
- Reduce fire hazards
- Ensure compliance with New York State Fire Code requirements

Routine inspections will continue throughout the year.

Items left in prohibited areas may be removed and lease enforcement action may occur for repeated violations.

---

## **Security & Building Access**

The security and safety of our residents remain extremely important.

Please help us maintain a secure community by following these guidelines:

- Do not allow unknown individuals into secured buildings.
- Visitors must use the intercom system and be admitted only by the resident they are visiting.
- Security keys and access devices may not be duplicated, shared, or distributed to non-residents.

Additionally:

- Please ensure security doors fully close and latch behind you.
- Report malfunctioning doors, locks, lighting, or suspicious activity immediately.

Community awareness remains one of the most effective safety measures we have.

If you observe suspicious behavior, vandalism, theft, or unsafe activity, please contact:

- Irondequoit Police Department
  - The management office
- 

### **Emergency Maintenance Procedures**

If you experience a true maintenance emergency after business hours, weekends, or holidays, please call our emergency maintenance line:

**(585) 509-0487**

Examples of maintenance emergencies include:

- No heat during cold weather
- Major plumbing leaks
- Sewer backups
- Electrical hazards
- Building entry/security failures

When leaving a message, always provide:

- Your name
- Building and apartment number
- A detailed description of the issue
- A callback phone number

Please do not leave emergency requests on regular office voicemail after business hours.

---

### **Maintenance Service Requests**

To ensure timely and organized service:

- All maintenance requests must be called or emailed directly to the office.
- Please do not stop maintenance personnel while they are working on assignments throughout the property.

Submitting requests through the office allows us to:

- Properly prioritize work orders
- Track repair history
- Improve response efficiency
- Ensure accountability and follow-up

We remain committed to providing prompt and professional maintenance service.

---

## **Trash & Recycling**

Proper trash disposal is essential to maintaining a clean and attractive community.

### **Trash Guidelines**

- If a dumpster is full, please use another nearby container.
- Trash may never be left outside dumpsters or on the ground.
- Furniture, mattresses, grills, televisions, appliances, and bulk items may not be disposed of in or near dumpster areas without prior office approval.

Improper dumping creates:

- Health concerns
- Pest issues
- Additional cleanup expenses
- Unsightly conditions throughout the property

Residents responsible for improper disposal may be charged cleanup or removal fees.

### **Trash Collection Schedule**

Trash collection now occurs:

- Monday
- Wednesday
- Friday

### **Recycling**

Please continue utilizing the recycling container located in the southeast corner of the property.

Your participation helps keep Woodridge Apartments clean and environmentally responsible.

---

## **Garbage Disposal & Plumbing Reminders**

To help prevent plumbing backups and unnecessary repairs:

### **Never place the following into garbage disposals:**

- Grease or cooking oils
- Vegetable peels
- Corn husks
- Celery
- Lettuce
- Bones

- Products that expand when wet such as rice, breadcrumbs & pasta
- Fibrous food products

Garbage disposals are intended only for small food particles during dish rinsing.

Always:

- Run cold water while operating the disposal
- Allow water to continue briefly after grinding is complete

### **Toilet Reminders**

Only toilet paper and human waste may be flushed.

Do NOT flush:

- Baby wipes
- “Flushable” wipes
- Paper towels
- Feminine hygiene products
- Cotton products
- Hair
- Any non-biodegradable materials

Even products marketed as “flushable” frequently cause major sewer and plumbing blockages.

---

### **Patios & Stoop Areas**

To maintain safety, appearance, and compliance with fire regulations and insurance requirements:

The following are prohibited on balconies, patios, and stoops:

- Indoor furniture intended for interior use
- Excessive storage or clutter
- Propane tanks
- Fuel containers
- Open flames or fire pits
- Hanging items from railings

Please help maintain a clean and orderly appearance throughout the property.

---

### **Grilling & Open Flames**

Charcoal grills, propane grills, fire pits, and open flames are prohibited within restricted distances of residential buildings in accordance with fire safety regulations, insurance requirements, and property safety policies.

Please use caution when cooking outdoors and only in permitted areas.

---

### **Courtyards, Outdoor Areas & Quiet Hours**

We encourage residents and families to enjoy the outdoors and community grounds responsibly.

However, for safety reasons:

- Organized sports and ball playing are prohibited in courtyards and parking lots.
- Tree climbing is prohibited.
- Skateboarding, rollerblading, and bicycling should be done cautiously and respectfully throughout the property.

Parents and guardians are responsible for supervising children throughout the community, including parking areas, sidewalks, and common grounds.

### **Quiet Hours**

Quiet hours are from:

**11:00 PM until 8:00 AM**

Please be respectful of neighboring residents during evening and early morning hours.

---

### **Gardening & Seasonal Beautification**

We sincerely thank residents who contribute flowers and decorative gardening around their apartments each year. Your efforts greatly enhance the beauty of our community.

If you discontinue gardening activities, please remove:

- Pots
- Stakes
- Decorative fencing
- Planters
- Seasonal decorations

Abandoned or deteriorated items may be removed during seasonal cleanup efforts to preserve the appearance of the property.

---

## **Ceiling Repairs & Property Improvements**

The past several winters created difficult conditions for roofing systems and interior ceilings due to severe ice and weather events.

We understand some residents have experienced delays involving ceiling repairs and repainting, and we sincerely appreciate your patience.

To improve response times:

- Additional outside contractors have been retained
- Repairs are actively being scheduled and completed
- Preventative maintenance projects continue throughout the property

Residents may periodically observe contractors and vendors completing improvements and maintenance work throughout the community.

We remain committed to maintaining and improving the condition of the property.

---

## **Heating & Air Conditioning Transition**

The boiler heating system will be shut down once weather conditions consistently allow, or no later than Memorial Day weekend.

Air conditioning covers will also be removed during this transition period.

### **Important Reminder**

Do NOT operate your air conditioner while the cover remains installed, as this may damage the unit and could result in repair or replacement charges.

Residents capable of removing their own covers may place them neatly in the hallway for seasonal collection and storage.

---

## **Grounds Cleanup & Seasonal Maintenance**

Our landscaping and grounds teams have begun spring cleanup operations throughout the property.

As part of these efforts:

- Abandoned bicycles
- Broken grills
- Old furniture
- Storage totes
- Miscellaneous outdoor items

may be removed if left unattended near buildings or common areas.

Please also help us maintain proper drainage throughout the property by keeping storm drains clear of leaves, debris, pet waste bags, and litter.

We appreciate everyone helping maintain a clean and attractive community.

---

### **Pet Waste Reminder**

We continue receiving complaints regarding pet waste not being cleaned up throughout the property.

All pet owners are required to:

- Immediately clean up after their pets
- Properly dispose of pet waste
- Carry waste bags while walking pets throughout the property

Failure to clean up after pets negatively impacts:

- Grounds appearance
- Lawn maintenance
- Community sanitation
- Neighbor enjoyment

Repeated failure to clean up after pets may result in lease enforcement action and/or revocation of pet privileges.

We sincerely appreciate the cooperation of responsible pet owners.

---

### **Renter's Insurance Reminder**

Residents are mandated to maintain renter's insurance coverage for:

- Personal belongings
- Liability protection
- Water losses
- Fire damage
- Temporary housing expenses

Please remember that the property owner's insurance does not cover personal belongings located within apartments.

---

## **Severe Weather & Emergency Preparedness**

Residents are encouraged to:

- Keep flashlights and batteries available
- Avoid candles during power outages
- Maintain updated emergency contact information with the office
- Report outages or hazardous conditions promptly

Preparedness helps ensure the safety of all residents during severe weather events.

---

## **Thank You**

All of us at Woodridge Apartments wish you and your family a safe, relaxing, and enjoyable spring and summer season. We remain committed to providing a clean, safe, professionally managed community that residents are proud to call home. As always, we welcome your feedback and suggestions on ways we can continue improving the property and resident experience.

Thank you for being part of our community.