

DECEMBER 2017
VOL. 1 ISSUE 12

THE FALLS FORUM

THE FALLS
HUDSON, NEW YORK
BI-WEEKLY NEWSLETTER

ISSUE HIGHLIGHTS



DECK THE FALLS WINNERS



2017 HIGHLIGHTS



GONE GIRL, THE SOUND OF MUSIC & MORE!



LOCAL EVENTS: THE POLAR EXPRESS & THE SKIVVIES

WOLFE'S CLEANING SERVICE

50% off on first Basic Cleaning to all new residents.



Email Christina at:
wolfescleaningservices@yahoo.com
to schedule your cleaning today!

THE FALLS WIFI

NAME:
Falls Public

PASSWORD:
welcome158



MAINTENANCE REQUESTS 101

Leaky faucet?

Did you know that you can submit maintenance requests online?

Please note that requests are reviewed Monday through Friday from 9:00 a.m. to 5:00 p.m., except for holidays.

[SUBMIT REQUEST](#)

Sign up for access to the online portal by contacting your property manager.



FALLS FILMS

SCARFACE
(R)

Friday, Dec 29
7:00 pm

GONE GIRL
(R)

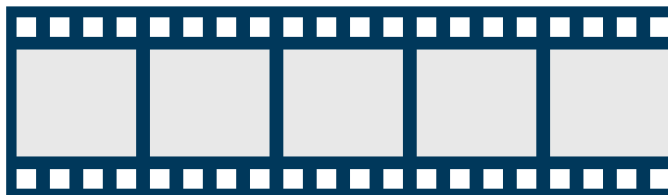
Saturday, Dec 30
3:00 pm

DEADPOOL
(R)

Friday, Jan 5
7:00 pm

**THE SOUND
OF MUSIC**
(G)

Saturday, Jan 6
3:00 pm



Any movie recommendations?

Please email:
racquel@jmscollective.com.

"DECK THE FALLS"

Winners of the 1st Annual Deck the Falls are...



1st floor, Julita & Kyle



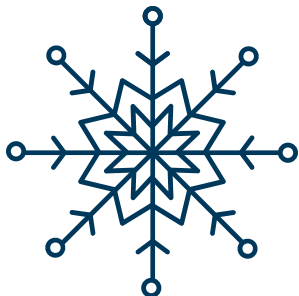
2nd floor, Peter & Nancy



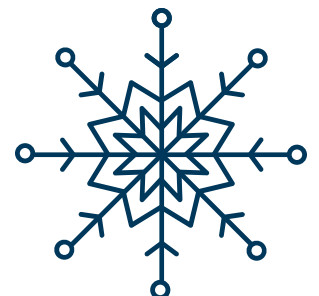
3rd floor, Kristen



4th floor, Christy & Nan



Congratulations!



Here's a look at a few of our furry friends that were featured in 2017!



PET PERSONALITIES

We are happy to be a pet-friendly community here at The Falls. Welcoming cats, dogs, turtles, and more. In an effort to introduce these less seen family members, we seek to begin our "Pet Personalities" section of the newsletter. We would like it to feature a new pet each volume, along with a photo and brief profile of the pet.

If interested please email racquel@jmscollective.com, with the pet's photo attached, and answers to the following questions:

1. Pet's name
2. Age
3. Owner
4. Favorite Food
5. Favorite thing to do

A FEW HIGHLIGHTS FROM 2017!

Please welcome Parker Davis Jacoby to the falls! Born on 8/14/17 he's already stolen his parent's hearts. Some of his favorite things are, eating, sleeping, and riding in the car. If you see him around please say hi, he loves being told how cute he is! -The Jacoby Family



Congratulations Matt & Laura! 9/3/2017

June 2017, The Falls float for Pride, our theme was Women through the Ages. Featuring Girlgantua Jones, Betty Boop, Rosie the Riveter, Carmen Miranda, and many more!



February & June: Meet and Greets



Mark & Luis playing the first game on our pool table with Mark



Tom & Kate picking out their apartment



The Khizar family with Santa

December 2016 Ribbon Cutting



Holiday Happy Hours

Holiday Staff Party at Lucky Strike



MESSAGES FROM YOUR STAFF:

"Thanks to everyone for a great 2017! It feels great knowing that your part of a community, instead of just a bunch of strangers. Coming to work every day and having a connection with the people in your life is a great feeling. Thanks to all of the friends of the building, pups and people alike!"

- **Michelle W.**

"Thank you to jmscollective and Abby for believing in me since day one of this amazing journey, even when I wasn't sure of my own abilities. Thank you for hearing my voice, and encouraging my ideas to become realities. Thank you to all the residents for your patience, generosity, and love. Seeing you happy here, and being able to be a part of that has been very special to me. Cheers to 2017, and may 2018 be even sweeter!"

"I appreciate each and every one of the tenants, and I want to thank them for opening their homes and trusting in us to accommodate all their cleaning needs. We have met some amazing people who are like family to us now, and look forward to a new year with each of you. Happy holidays!"

From, Christina and the staff at Wolfes Cleaning Services

xo, Racquel

"Thank you to the JMS collective family for welcoming me into their family and giving me this opportunity. Thank you to John and Abby for always believing in me and giving me a voice. 2017 was a wild year, I went from being in a building with no residents to having the pleasure to oversee each resident to their new home, and slowly become a nice little community. Thank you to these amazing residents for making my job so enjoyable. Thank you all for being so kind, patient, and loving. Cheers to 2018 and I hope you all have a great holiday!"

-**Alex**

"I am so happy to be back at The Falls, this is a special building filled with special people (and animals). I missed all of the residents I began to build relationships with, I missed my coworkers that create such a wonderful place to work, and I look forward to getting to know the residents I have not yet had the pleasure of meeting. I love coming to work and I have the residents and the staff to thank for that, so thank you everyone!"

- **Shiloh**

“Thank you to all of our dear residents who have made this past year an enjoyable one! We love hearing each of your stories of how you’ve made it here as residents of The Falls. I am overwhelmed with gratitude for the thoughtful cards, gifts, chocolates, cookies (I know what my New Year’s resolution will be), and just the simple stops in the hallways to express your appreciation. We are here for you and will continue our efforts to make this a comfortable, yet exciting place to live! Happy Holidays!”

-Abby

From Jim’s Desk

Dear Residents:

Please accept my sincerest thanks and gratitude for choosing to stay with us! It has truly been a pleasure to meet and speak to all of you.

Here at The Falls, we strive to provide the highest level of customer service possible. We hope your experience with us has been and will continue to be a pleasant one. As you continue your stay, your comments and opinions are very important to us. If you have any questions, concerns or comments, we hope you will bring it to our attention through our front desk or maintenance requests! If there are any other ways we can serve you better at this time or in the future please let us know.

We look forward to 2018 and here are some reasons why:

- Construction will be completed;
 - o The East Wing
 - o The Outdoor Pool
 - o The Dog Park
 - o The Trails in the woods
 - o Picnic and Grill Areas
 - o Exterior landscape lighting to brighten up our nights
 - o A secondary entrance to the Gym.
- We have also restructured how Residents can rent the Venue space. Here are some of the things we are working on...
 - o We will now have multiple catering options, if you require.
 - o You can bring your own food, if you’d like.
 - o Discounted Residential rates for the spaces.
 - o Information will be available mid-January of 18.

Thank you again for staying with us at The Falls. Have a safe, and wonderful holiday season and 2018.

“It takes a village” could not be truer for The Falls. From our veteran residents that have helped us from Day 1 to our newest residents just rolling in, your feedback and patience have been invaluable. Like a sapling, each month we grow and branch out in a different direction seeing what feels best for the building while always keeping your comfort and ease of living at the forefront. We know operating in a construction zone has been a task for us and living near one more, yet, all of you have handled it gracefully and gratefully. Your gifts, thoughts and contributions to our staff this year were extremely kind and very well received. We said it at our ground breaking almost two years ago; “we want to build more than a building that collects rent checks every month, we want to build a community” and all of you in your own ways, have helped us get there.”

Merry Christmas, Happy Hanukkah and may 2018 bring all the best to each of you.

John and Kristi Perri

“2015 this project started with a single shovel, and now we’re here! Sure we’ve had some bumps and hurdles but we’ve learned so much along the way and look forward to making The Falls the community we’ve always envisioned. My wife Patty and I have truly enjoyed our interactions and getting to know our residents and look forward to seeing you in 2018! Happy, healthy holidays and may you have a great New Year.”

Mark and Patty Salomon

HAPPY
HOLIDAYS!

RESIDENT UPDATES

Low Humidity in Apartment

A great feature about your thermostat is it informs you of the humidity level in your home. If humidity levels are too low in a home, such as in dryer climates, it can result in dry and bloody noses, sore throats and dry skin. Drier air also makes you more susceptible to becoming sick. This can occur especially in the winter when the heating system is running frequently. Any home, this time of year, should be 40 to 60% humidity. To assist with raising the level of moisture in your apartment we suggest the following:

1. Purchase a humidifier
2. Monitor your thermostat.
3. Placing a large pot of water on to simmer, it will release moisture into the air.
4. Add live houseplants.

Buzz your Bud

Have a friend in the building you can call if you get locked out or forget your fob.



Parcel Returns “Island of Misfit Gifts”

With a busy holiday season we have created our “Island of Misfit Gifts”. If you have a parcel to be returned the “Island of Misfit Gifts” is located in our main lobby by the Front Desk.



"Refer A Friend"

We continue to offer a \$250 referral fee, the form of a rent credit, to any resident who refers a new tenant to the building. The referral must sign a lease and move into The Falls for the credit to be valid.

One of our residents has already received their credit, you could be next! We like to think of The Falls community as a family and see no better way to grow our family than from within.

**Check out
The Falls!**



Fitness Schedule with Alex

We offer dance, kinetics, yoga, spin, kickboxing, and more.

Please email racquel@jmscollective.com what you are interested in and availability and we can figure out a schedule to get in there and have some fun!



Thursday, January 4, 2:00 - 3:00 pm
Zumba Class with Alex

HUDSON HAPPENINGS

THE SKIVVIES, A BENEFIT FOR ANIMALKIND

Dec. 29

“Lauren Molina and Nick Cearley are The Skivvies, an adult-rated musical comedy act performing stripped-down mashups of pop songs and show tunes almost in the raw. Baring their considerable abs and more, the duo was nominated for “Show of The Year” for the 2015 MAC Award. The Wall Street Journal calls them “smart, sophisticated... ingenious,” and Out Magazine says, “The Skivvies have managed to carve out a niche that we never knew needed to exist: part Weird Al-parody and part sexy burlesque ... an unusual explosion of satire and sultry.”

Doors open at 6pm and show starts at 8pm at Club Helsinki. Proceeds from this event will benefit Animalkind, Hudson’s cat rescue center.

THE POLAR EXPRESS

“Get whisked away to the North Pole on a magical train ride inspired by the popular book and movie. Passengers are encouraged to wear pajamas to recreate the magic of the story and see their favorite characters come to life. Tickets will be punched by the whimsical conductor as hot chocolate is served to all the guests amid a sing-along and special reading of this holiday classic. At the “North Pole,” Santa will board the train to give a special sleigh bell to all those who believe.”

- Carol Nelson Falcone

Weekends, Nov. 17 – Dec. 28
\$32+.

The Catskill Mountain Railroad,
Westbrook Lane Station, 149
Aaron Court, Kingston, NY

CAN'T GET ENOUGH OF THE FALLS?

Don't forget to follow us on social media for the latest news, events, announcements and fun!



THE FALLS
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JMS Collective

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