

Thank you for the interest you expressed in Oceanside.

B"H, things in Oceanside have been very exciting with many great families moving here and becoming active and involved shul members. If you are the type of individuals who want to make a difference in the community you choose to call home, then Oceanside is the place for you.

The following describes a bit of what Oceanside is all about, what our community is looking to achieve and the enormous amount of assistance we provide young families looking to make their home in our community.

After you've had a chance to read through the material (it's quite long so pour yourself a cup of coffee and make yourself comfortable), please feel free to contact me with any questions you may have. Please fill out the form on our website or let me know one or two Shabbosim that work for your family and we will be delighted to arrange for a Shabbos visit to Oceanside. I'm sure it will be a Shabbos you and your family will very much enjoy.

We look forward to hearing from you,

Warmest regards,

Dave

dcw@careapparel.com

Oceanside - Reversing the Trend and on the Move.

For many years now, there has been a trend for young frum home buyers to only purchase homes in a handful of well established, exploding communities and shy away from smaller and mid-sized communities. Oceanside seems to have single handily reversed that trend in a big way and is offering many young families a way of life they yearn for and thought they could never have. A community where their existence matters; where warmth and friendships permeate the shul; where everyone in the community knows them and their children; where they can leave a mark on their community and don't have to live there for twenty years before they are given the opportunity to contribute their talents and skills to the betterment of the shul and K'lal Yisrael; where they can have easy access to a young, energetic Rabbi and his wife and form a lifelong bond with them. A community of chesed, that is accepting, non-judgmental, non-competitive and filled with real torah values.

Oceanside enjoys a rich history of outstanding leaders and K'lal Yisroel visionaries. To name just a few, the former president of Yeshiva University, Richard Joel started out as youth director at the Young Israel of Oceanside and lived in Oceanside for many years. Rabbi Hillel Davis, former Vice president of YU, Dr. Alvin Schiff A"H, former head of the Board

of Jewish Education, founder of the Salute to Israel Parade in New York, and the March of the Living, USA, was a lifelong resident of Oceanside, as was Rabbi Moshe Gottesman A"H, Dean Emeritus of HANC, as well as the founders of Camp Mesorah and Camp Lavi.

What we are looking for are like minded young families who want to share our values and rich history and become the framework and new young leaders that will continue that tradition of excellence in our community and carry this wonderful community into the next fifty years.

Rabbi Jonathan Muskat and a team led by David Welner formed a growth initiative committee and developed a comprehensive plan that would attract and educate these young families to all that Oceanside has to offer, and then assist them in a most comprehensive way in their home buying process.

By word of mouth, we soon had a group of 12 couples who became interested in learning more about our community. After just one Shabbos visit, they were convinced that Oceanside was the community they wanted to call home. They immediately started sharing their very positive experience with many of their friends and the rest is history.

We are extremely proud to report that program has been a huge success and we have, B"H, over 100 young GREAT families who have purchased homes here, and many more who are actively looking. What is most rewarding is to see how beautifully these new families have blended with our existing members and have formed one large extended family. The couples who are buying and looking come from all over the tri-state area; and as far away as MD and St. Luis.

Why does our message resonate with many young couples?

Our community is one that is spiritually growth oriented - our Young Israel has an extensive adult education program for learning at all levels for both men and women. Davening and laining is taken seriously, and our kehila is comprised of ba'alei chesed & ba'alei tzedakah that serve as role models for many of these young families.

The overriding motivation for young families selecting Oceanside is that they want to be an integral part of a community; they want to walk into a shul where everybody knows everybody. They want a single shul that can become the center of their spiritual and social life. They yearn for a small-town feel filled with friendliness and warmth yet has all the amenities of the larger towns. They want to be given the opportunity to be true klal yisrael couples who give of themselves and get involved in chesed, tzedakah, and learning projects. They want to work closely with the Rabbi and lay leadership and find ways in which they can leave a lasting mark on their community. In short, they want to be appreciated, form close and lasting friendships with all our members, and become vibrant and active members.

Those wonderful couples who have already committed to make their home in Oceanside know that we are not looking to grow our membership simply for numbers sake. We are not looking to create a young married's minyan, or a chevrah comprised of just the new couples

coming in. Rather, we are all committed to create a community of achdus, where we all daven together, socialize together, are there for each other in times of smachot and need, and most importantly learn from each other and work together for the betterment of our community, K'lal Yisroel and Eretz Yisroel.

What does Oceanside have to offer?

Religious infrastructure is in place: Our beautiful Shul, Our Mikvah, and our Eruv are all in place and paid for and all of the building funds retired. We are centrally located and minutes from all the Yeshivot in the south shore. We have one of the finest shopping areas on the south shore and our commute by train and car is second to none.

Rabbi Jonathan and Yael Muskat

Rabbi Muskat is a young and dynamic individual. A most learned Talmid Chacham yet very knowledgeable of the secular world and its challenges. He gives great shiurim and delivers outstanding drashot. He is involved in our lives and our community, is accessible to all, and able to relate to both young and not so young. He is open minded and accepting yet always challenging us to greater spiritual growth and learning. He recognized the incredible history of our community and all that it has achieved and continues to achieve, and wishes to build on that history.

- Rabbi Muskat grew up in Toronto, studied in Yeshivat Shaalvim & graduated from YU with a Masters degree in medieval Jewish history. He received semicha from YU and a law degree from NYU. He practiced law for four and a half years with the ultimate intention of one day making aliya and practicing law there. Finding that something was missing in his life, he switched careers and decided to become a pulpit Rabbi. He served as a Rav in Los Angeles for a year and a half, learned in Israel for a year and then came to us in Oceanside as our Rav in Sept of 2004.
- His wife, Yael, is everything we had dared hope for in a Rabbi's wife. She is warm, friendly, caring, gives wonderful classes and is loved by all. She grew up in Silver Spring, graduated from Stern College and received a Masters in Special Ed from Columbia and a doctorate in psychology from Long Island University. She is currently the director of the counseling center at Yeshiva University at Stern.
- Rabbi and Yael Muskat are the proud parents of B"AH 5 children and two grandchildren

Available houses and price range:

Within short walking distance to our shul, there are many homes that sell from a very affordable high \$500Ks and up. On the high end, we have magnificent 5 and 6 bedroom homes, some on the water, that sell from \$600K and up. Styles include Splits, High Ranches, Splanches, Colonials, Capes etc...

Concierge Home Buying Service.

I have assembled a team of professionals that are there to assist our young home buyers in every aspect of the process: they have committed themselves fully to this initiative and will save our young buyers thousands of dollars and make the home buying experience much more enjoyable.

- Robert Manel, a real estate broker who has been handpicked for his extensive experience in Oceanside's real estate market as well as his in-depth understanding of our young buyer's needs. Every one of the couples who have already gone to contract and closing swear by him. Robert can be reached at 516-458-4847.
- Through a special affiliation, we are able to provide mortgage rates that are consistently the lowest in the industry. In addition, there are no points at closing, many fees are waived and bank's attorney's fees are capped at \$495.00
- We provide an outstanding real estate attorney at a greatly reduced fee to the buyer for contract and closing should they request it.
- We provide a licensed home inspector who will inspect and produce full written reports including termite inspection reports for a mere \$550.00
- We provide a consultant who will assist the buyers free of charge and provide guidance in any areas of price negotiations, possible renovations, cost estimates, structure and location.
- We provide a list of contractors who have agreed to special pricing for any home improvements that the buyers may wish to make once they have closed on their homes.

We do all this in order to attract the finest couples and insure the continued grow and vibrancy of our Oceanside Community

Our Mission Statement

Provide a venue in which young couples who wish to make a difference will be given an opportunity to participate and lead major projects in areas Chinuch, Chesed, Tzedakah, Kiruv, growth of community, and programs to assist K'lal Yisrael and Eretz Yisrael.

To nurture and integrate new young families seamlessly into our outstanding Torah Umadda Oceanside community and help them in every way possible as they develop into tomorrow's leaders.

Provide a helping hand to young couples who dream of owning their own home yet find themselves in a world where the cost of owning a home in a frum community is becoming prohibitive or simply need a helping hand in guiding them through the sometime difficult process of purchasing a home.

For more information, please contact,

David C. Welner (Chairman - Growth Initiative), dcw@careapparel.com 718-928-4775

Rabbi Jonathan Muskat, rabbi@yioceanside.org 516-594-0583

What some of the young families who have gone to purchase homes are saying about Oceanside.

"After renting in a large community, we decided to move to Oceanside after three years of discussions revolving around what we were looking for in a community that we could ultimately call our own. Essentially, we came up with a list of nine points that were important to us. We were looking for a community that:

- 1) was warm and welcoming;
- 2) Encouraged participation in communal activities, with room for creativity and innovation in programming, etc.
- 3) Valued Torah and Halacha, but was also hashkafically diverse;
- 4) Was non-judgmental and non-materialistic;
- 5) Had a sizable number of young (growing) families who were friendly, interesting, and easy to get along with;
- 6) Had the infrastructure of an existing community (ie large shul, modern mikvah, etc.);
- 7) Had a warm, young, vibrant Rabbi and Rebbetzin who understood and associated with the lives of today's young professional;
- 8) Had affordable housing; and
- 9) Was a short commute to NYC.

We looked at and visited several communities throughout the NY/NJ area and determined that Oceanside uniquely fit the bill. Our first Shabbaton experience helped lead us to this conclusion, as we met many nice, friendly families that we immediately connected with. The general atmosphere of the community was one of warmth and inclusion, and the Rabbi and Rebbetzin team was exactly what we wanted- family oriented, well-rounded, and extremely knowledgeable, while also being approachable and people who we could grow to respect and admire. Ultimately, though, it was the kinds of people we met at the shul which turned us on to the community- people from all walks of life who looked forward to bringing their kids to shul or going to a stimulating shiur, professionals who contributed to the community in a multitude of different ways, each according to his or her strengths/talents. We felt very comfortable with the people we met over that Shabbat, and since they comprised the fabric of the community, we believed we could easily integrate into, and be a part of, such a community. We came back for a few other visits (once on a non-shabbaton weekend, once for a youth carnival, etc.) to make sure it wasn't just a one-time thing, and each visit impressed us more than the prior one.

We decided to do some more research and learned that the train ride to the city was barely 40 minutes, and that there were two LIRR train stations (Oceanside and Baldwin) in close proximity to the community, with trains running multiple times within an hour through each

station. Additionally, after a little more inquiring, we discovered that housing in Oceanside was actually affordable. Furthermore, the shul helped make it easier for novice home buyers (such as ourselves) by guiding and assisting them through each phase in the process - a process which, quite frankly, was somewhat frightening given the lack of experience we had up until that point in time.

So, we called up the broker recommended by the shul and began looking at houses. To make a long story short, the help provided to us by the shul as a whole- and in specific, Dave Welner - enabled us to find a beautiful home, negotiate a fair price, and overcome a number of obstacles that could have easily been a serious setback to any other homebuyer's experience. It also helped us save a large sum of money- not only via reduced inspections, legal fees, etc., but more importantly, via the house renovations that we were able to get done at below market levels due to the assistance, advice, and referrals of Dave Welner and other shul members.

The epilogue to this story when we finally moved in to our home on Skillman Avenue here in Oceanside. We've met many new friends here, of all different ages, backgrounds, and types. Our kids have an incredible group of kids their age that they play with on a regular basis. New families are steadily moving in and the community keeps growing, but it still maintains its most important characteristic of being a warm, friendly place. We've gotten to know Rabbi and Rebbetzin Muskat and consider them to be not only our role models but also our friends. We've gotten involved with the shul in many different capacities, and our input was welcomed and integrated quickly. We're helping mold the direction and shape the community takes for the next generation so that it will be a terrific place for our kids, and for all those kids who fill up the morning play groups in shul on any given Shabbat. In short, we're thrilled with our decision to call Oceanside our home." **Ovadya and Nechama Aryeh**

"Oceanside is a vibrant modern orthodox community with very easygoing, down to earth members. We've developed incredible friendships and our children have a vast group of friends to play with. This community is one big family; in good times or bad, people are always there to volunteer their help in any way they can. Since it is a close-knit community, everyone has the opportunity to shine and make a difference. With on-going programs, committees, and projects, there is always something for everyone. The town itself has excellent shopping that even draws people in from many other communities. We can't think of a better place to raise our family." **Tamara and Stuie Brand**

"We had heard from friends about a Parlor Meeting to be held in Oceanside and decided to attend. From that very first meeting, we decided that Oceanside was everything we were looking for; a smaller, tight knit Young Israel community. We attended the next scheduled shabbaton that spring, and met fantastic people--people who we met for the first time and who we remain close friends with. We started working with Rob Manel the real estate agent--for several Sundays in a row, Rob made himself available, and showed a tremendous amount of patience when we asked to return to several homes--several times! Many people

asked if Dave Welner was my father because he was so involved--often coming to look at the houses with us to determine its potential.

Since living in Oceanside, it has more than exceeded our expectations. It's close enough to schools and shopping and the frum world, without being right in the center of all the action. It's unapologetically modern orthodox and takes education and torah seriously. Parents send their kids to a range of the different Long Island schools--so you can find school friends within the community without feeling like you're the "only one" and without feeling like "everybody sends their kids to THIS school." People are not judgmental; we know that we are serious Jews without having to worry what everyone else is doing. Because of all this it doesn't surprise us that we've made lifelong friends in a short time. There are several opportunities to become involved with the shul and the community as a whole. Rabbi & Yael Muskat are always available to answer our questions and are good friends. We highly recommend Oceanside as a place to live and raise a family." **Shimon and Leah Klayman**

"We selected Oceanside because many young families preceded us to Oceanside; we didn't want to be young couple "pioneers" like we were previously. What really convinced us was the genuine warmth and positive feedback we received from both young and old alike. The concierge service was very helpful. Dave Welner presented us with all the professionals on his team and we selected which ones we would like to take advantage of. Rob Manel, the broker on the team, was very professional and helpful in the home buying process. We also made use of the team's excellent home engineer. With Dave Welner's constant oversight, his team of craftsmen did a great deal of renovation prior to our moving in and it saved us a great deal of money. There have been many people who have been friendly, outgoing and caring since we moved in. In sum, there are many benefits to moving to Oceanside." **Barry and Chana Grossman**

"We initially decided to look at Oceanside because of its proximity to the beach and clean environment. When we contacted the Young Israel of Oceanside and let them know we were interested in moving there, the help we received was tremendous at every stage of our house purchase and settling in process. If anything, it was this process that both sold us on the community and enabled us to so successfully become part of the extended YIO family. We have been here for a year and a half now and can honestly say that the change to the better is pronounced in every aspect of our lives. We have established warm and cordial relationships with many families from the shul and are feeling very much at home here, especially my son and I as main shul going folks in our family. Rabbi Muskat has cordially invited us to his house and helped us make sure that our new sukkah was kosher. Overall, moving to Oceanside was hands down one of the best decisions we've made as a family." **Eugene and Inna Weinstein**

"We selected Oceanside for many reasons. Its general location is appealing and it has a small town feel which we were looking for. Our first Shabbaton experience was a clincher for us. We were hosted by the Rabbi and his family and had the chance to see what the shul was like and how warm its members were. We felt very comfortable. Unlike other

communities that we had seen, we saw the potential that it had for growth and realized that it was the place for us.

The entire process from start to finish went smoothly because of the assistance of many people. The purchase process went smoothly with the help of Rob Manel. Isaac Sauffer was a great attorney who was thorough and answered all of our questions. After we purchased there were several renovations that needed to be completed. Dave Welner referred some individuals who helped out with finishing our basement, upgrading the electricity and other small jobs. Throughout the process, many people took part in making it work out and making it as hassle free as possible.

Over the past three years of living here, we have made friends very quickly and continue to make friends as more people move in. We appreciate the diversity of personalities in this community. We definitely feel integrated and feel a sense of community here in Oceanside. We have had many opportunities to participate in shul events and have taken up various leadership roles. In addition, we have had the pleasure of forming a relationship with the Rabbi and his family and feel very fortunate for that." **Joseph and Donna Simantov**

"We were looking for a friendly close knit community. When we visited for Shabbos we were amazed by all the welcomes that we received in Shul. Dave Welner helped us throughout the entire looking, buying and renovating process. We worked with his team's realtor to help find a house and negotiate a great deal, a lawyer for the closing, and engineer to make sure the house was sound and even to a team of contractors who did a great job saved us money on the renovations we wanted done. He and everyone else in the community made us feel right at home from the start. In the five months we've been living here, we have already made many friends and we are extremely happy in our decision to move to Oceanside." **Josh and Esther Abramovitz**

"We selected Oceanside because we were looking for a small community where we wouldn't get "lost in the crowd." At the time we were looking for a home, we were living in a very large Orthodox community with several dozen shuls. There was no sense of any particular shul actually wanting you to belong.

Upon our first Shabbos visit to Oceanside, we were greeted warmly by almost everyone in the shul. We felt the genuine and sincere efforts on the part of the community to make sure we felt welcome.

David Welner went above and beyond our wildest expectations in helping us through the home buying process. From being there at the inspection, advice on negotiation, all the way through getting us great deals on construction work, David was a constant source of help and support.

We used Rob Manel as our broker. He was absolutely fantastic. He was very patient and diligent in showing us houses in our price range. He also offered great advice on negotiation and other parts of the purchase process. We always felt we could rely on him unconditionally at any point." **Joey and Susie Levy**

"When we first visited Oceanside for shabbos, we were taken aback by the warm welcome we received. As we got to know people in the shul, we realized more and more that Oceanside was the right fit for us. Spending a shabbos in the community really gave us an opportunity to see what Oceanside was all about.

The concierge service provided by Dave Welner and YIO was truly an invaluable resource. We utilized the real estate agent, lawyer and various contractors through the service. Not only was each of these individuals an expert in their field, but the prices they charged were so much less than we had expected to pay. The concierge service was not just a way to secure the best people at the best prices, but it also provided us with a representative who had only our best interests in mind. When there were bumps in the road (with house buying, there are always some!), Dave Welner and the concierge team were always there to smooth things over (and many times made sure that we avoided these "bumps" in the first place). The renovations to our home were completed on time and under-budget!

After a short time of living in Oceanside, we had already begun to feel like part of the family. One of the wonderful things about the community is that we have a group of very different, unique individuals who come together seamlessly to share in common communal goals. Since moving in, we have been made to feel an integral part of the community. While we have been in the community only a few short years, each of us are currently serving on the boards of the shul and the sisterhood and have both been given the opportunity to serve on various committees in the shul. We feel so fortunate to have found a community where our input is welcome and we are able to give of ourselves in this way. We are not alone in this regard - In fact, there have been numerous events over the past few years that were started by new families. The relationships that we have built with the other new families, as well as those living in Oceanside for years, and with Rabbi and Rebbetzin Muskat continue to remind us over and over again that we made the best decision for our family when we chose Oceanside as our home." **Benjy and Debra Alper**

"For many years my wife and I struggled over the decision of where we wanted to raise our family within the New York area. We knew we wanted to be part of an Orthodox Jewish community, but New York has so many to choose from that we had no idea what was right for us.

Not long before our daughter was born, we finally accepted that it was time to move out of our cramped one bedroom Manhattan apartment, and so we called upon a realtor to show us some houses in different communities around Long Island.

One of the neighborhoods that we were introduced to was Oceanside, and the houses seemed both attractive and affordable. We decided we should look into what kind of a community it was, and that's when we fell upon the Young Israel of Oceanside website. The

website described a community that seemed to be too good to be true, so we decided to come for a shabbos and see what it was really all about.

Our host family couldn't have been a more perfect fit for us, and they remain our close friends today. We enjoyed lunch at Rabbi and Yael Muskat's home, and really started to understand why the rest of the community felt so comfortable with them. Everyone seemed so warm and welcoming. Even though we didn't know anyone moving in, we knew we would have no trouble making the YIO Family our own.

From start to finish, the process of buying our new home was made very easy. Through David Welner and his multiple contacts, we found a great mortgage broker (and just refinanced through them two months ago), a home inspector and even a lawyer for our closing. Everyone in the neighborhood is happy to help out one another, and recommend a great painter, landscaper or just some friendly advice.

We know we made the right decision in moving here. We've made great friends in the last year, and hope to make Oceanside our home for many years to come." **Jeremy and Kayla Kaye**

"At first we were a bit skeptical, but after spending a couple of Shabbosim in Oceanside, we knew that this is where we wanted to raise our children. We could not believe our good fortune in finding such a warm, noncompetitive, chesed-filled community with real Torah values and where everyone knows each other. No words can express the great admiration we have for Rabbi Muskat and his wife, Yael. The rabbi not only gives a great drasha and shiur, but is also open, accessible, and knows how to connect with people. The help and advice we received from David Welner and his home-buying committee was incredible. We were able to save tens of thousands of dollars with the help we received in negotiations, mortgage rates, attorney's fees, and much more. There truly is no place like Oceanside." **Jake and Naomi Weintraub**