

HYDE PARK GARDENS NEWSLETTER

137-07 Jewel Avenue, Kew Gardens Hills, NY 11367

(718) 263-9680 (718) 520-0185 (fax)

www.hydeparkownerscorp.com

Carol Sorensen, President
Lorraine Barbara, Vice-President
Lydia Rivera Velazquez, Secretary

Hedy Levine, Director
Florence Fisher, Director

JUNE 2019



A Personal Message from the President

I want to thank all the resident shareholders who attended our Annual Shareholder's meeting on Monday, May 13th, 2019 despite the horrible weather conditions. We discussed the Financial Report, our expenses and income and the possibility of a maintenance increase for next year due to an anticipated real estate tax increase and rising costs. Our Neighborhood Community Officers from the 107^t

By majority vote, the following people were elected uncontested by the shareholders to serve for the coming year. The Board voted to maintain current officer positions for the coming year.

- Carol Sorensen
- Lorraine Barbara
- Lydia Rivera Velazquez
- Lavelda Davis
- Florence Fisher
- Hedy Levine
- Israel Spira, Director representing Realty

Carol

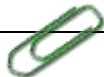
Carol Sorensen, President



"There is no power for change greater than a community discovering what it cares about."
Margaret J. Wheatley

NOTE: Included in this issue:

- +Summer Rules/BBQ rules **UPDATED**;
- +mailbox fishing flyer



2019 HOLIDAY SCHEDULE

There will be no holiday interruptions in garbage pick-up during June.

There will be no garbage pick-up on Thursday, July 4th 2019. We ask that residents not throw out any bulk after Wednesday at noon as it will remain on the property until Friday July 5th.

On weeks with no holidays, please do not put any bulk items out after Friday noon or it will stay on the property through the weekend.

STARTING JULY 1ST THROUGH LABOR DAY, THE MANAGEMENT OFFICE WILL CLOSE AT 3:30 ON FRIDAYS ONLY

****Please do not put any garbage, bulk or otherwise at the curb or it will result in a fine for Hyde Park. Place all garbage by your garbaends at 718-263-9680.**

THE 4TH OF JULY



The 4th of July is a time to celebrate but we remind everyone to celebrate safely. Fireworks are not permitted on the property and are illegal in New York. Approximately 12,000 persons are treated each year in emergency departments because of fireworks-related injuries. Of these, an estimated 20% are eye injuries, mostly among children.



MAILBOX FISHING

We have had reports of postal mailbox fishing especially at the postal mailbox at 138th Street and Jewel Avenue. We requested that the Post Office expedite the installation of tamper proof boxes here. **Please read the flyers in the back of the newsletter.**

Outside Installations of Large Plants, Trees and/or Little Patios

Before residents install anything into the outside grounds of Hyde Park other than perennial flowers, it is important to ask PERMISSION to do so. Please do not make assumptions that it is okay for you to do whatever you please. Shareholders own shares into the corporation with rights to the inside of the units, not the outside grounds; the grounds are owned by the corporation. Should a structure or garden need to be moved in order to have work performed by the corporation, **regardless if the corporation gave permission**, the co-op will not be obligated to restore the structure/garden or compensate you in any way. Residents need to be mindful that nowhere in the lease does it state that residents have the right to the outside grounds to garden or build a little patio on the common grounds of the property. Any outdoor structures or alterations must first be approved. Please make sure to ask before you do anything.

AIR CONDITIONER NOTICES

The Annual Air conditioning/Washer Dryer Notices were mailed out late May. Please make sure you return the completed form immediately as well as whenever you add an air conditioner unit to avoid incurring a fine. Portable air conditioners must also be reported. Residents should only have as many portable vents in the windows as they do portable air conditioning units within the apartment so that there is no question as to the number of portable units that you have within your apartment. Failure to comply with this request will result in billing for an additional air conditioning unit(s). The air conditioner charges that are billed to shareholders are an **ANNUAL** fee based on summer usage only. The corporation bills this to you in 12 equal monthly payments. This is done for your convenience. The \$360 per unit charge will not cover actual summer usage if residents are not mindful of turning off the units when not needed. **Combination washer/dryers are considered and charged as two units.**

PROPERTY PROJECTS

Window install has resumed, weather permitting, from the final list. No additional window installs will be approved.



SPIGOTS

Spigots belong to the corporation and are here for residents to use and **share**. These spigots are for communal use and we hope that our residents will use them to help water our trees, lawns and gardens in the early morning or later in the day after the heat of the day. If you can't share your hose, you must disconnect it so that other residents may connect their hoses.



DOG POOP AND LITTER

We need to work together as good neighbors and responsible dog owners to respect the grounds of Hyde Park Gardens. This is our home, our community, our neighborhood. Good neighbors put their trash in the garbage cans available all around the property. Good neighbors pick up after their dogs. This way their neighbors don't have to accidentally step in it as they enter and exit their homes and their cars. Please don't leave your "used" bags at the curb or by a tree or in the corner planter boxes. We have garbage cans at the corners and bus stops on Jewel Avenue as well as on Park Drive East for your convenience in which you may dispose your dog's poop in addition to your own garbage can. Good neighbors Curb Their Dogs. Please don't walk your dogs on the lawns or under the windows.

We need to work together as a united community to keep Hyde Park Gardens looking beautiful. We will be a happier community if everybody respects one another.



NOTE: IT IS AGAINST NYC LAW AND HYDE PARK GARDENS' RULES TO WALK YOUR DOG OFF LEASH. VIOLATORS WILL BE FINED.

APPLIANCE INSTALLATIONS

Please make sure that your appliances are properly installed:

- Washing machines must have check valves and are to be installed into the plumbing lines - **no portable washing machines. Residents may not have any machine/hose hooked up to the faucet.**
- **Combination washer/dryers are considered and charged as two units.**
- **Gas Dryers are NOT allowed.**

No portable dishwashers are allowed.





MONTHLY ELECTRIC USAGE

January 2018	\$58,276.95
February 2018	\$72,469.66
March 2018	\$55,745.93
April 2018	\$57,284.95
May 2018	\$51,397.73
June 2018	\$56,718.34
July 2018	\$73,467.68
August 2018	\$101,395.20
September 2018	\$123,786.08
October 2018	\$100,330.17
November 2018	\$59,037.88
December 2018	\$50,834.85
January 2019	\$75,093.17
February 2019	\$71,894.48
March 2019	\$58,801.72
April 2019	\$56,875.94
May 2019	\$52,117.68

AFTER HOURS CALLS



After Hours Calls are **only** for emergencies. Repairs are made during normal business hours only 7:00a.m. to 3p.m.—after hours calls especially during the winter are for heating and emergencies only. If it's not an emergency, **do not call to have something repaired that can wait for the office to arrange with you**

The answering service only picks up calls made to the main number **(718) 263-9680** during off hours. Please be sure to use only the main number if you need service.

For Police emergencies, call 911. For quality of life infractions, it is recommended that you call **311** or contact the contact the 107th Precinct directly at 718-969-5100.



THE MANAGEMENT OFFICE

IS OPEN MONDAY through FRIDAY

8:30 a.m. to 4:30 p.m.



IMPORTANT PHONE NUMBERS

Management Office Phone: 718-263-9680

Management Office Fax: 718-520-0185

SECURITY: 1-917-337-8046 107th Precinct directly at 718-969-5100.



RECYCLE SCAVENGERS



Please call Security immediately at 917-337-8046 to report anyone going through the recycle pails.



GOING GREEN: Summer Energy Tips

- If you set the thermostat on your air conditioner a little higher during summer months, you'll reduce cooling costs 3-4% for each degree of adjustment. Changing the temperature from 74° F to 77° F can lower the energy cost by 10%.
- If you buy a new air conditioner, buy an efficient model that is sized and installed properly.
- Use microwaves or toaster ovens instead of the conventional oven or stove.
- Cook during the early morning or late evening hours in the summer.
- Set your refrigerator to 40°F and your freezer to 0–10°F.
- Shade windows that face south, east, and west. Keeping windows, drapes, and shades closed during the day helps keep unwanted heat out of your home. About 40 percent of unwanted heat comes in through windows.

STORAGE ROOMS



The storage rooms open at 7 a.m. and close at 9 p.m., weekends included. If you see a leak or an issue with the storage room please call the onsite office. To rent a storage facility on the property, please contact Bargold at: 212-227-4653.

LAUNDRY ROOMS



The laundry rooms open at 8 a.m. and last at 9 p.m.

OUR SUGGESTIONS/MAIL BOXES

These are the suggestions we have received from our residents. We try and print them just as we have received them.

SUGGESTIONS MUST BE SIGNED OR THEY WILL NOT BE ACCEPTED. Initials

considered a signature.

➡ No suggestions submitted



ONLINE PAYMENTS

Take advantage of our online payment process at www.metromanagementdev.com. To enroll use your WebReg# located on the top part of the Stub portion of your bill. Please keep in mind that your payment will not be processed or show on your account until the following day. Payments made on Fridays, weekends or holidays will not show until the next business day. You can also schedule payments to be made on future dates.

MONTHLY PAYMENT OBLIGATIONS

Payments are due on or before the 1st of each month and are considered late if made after the 10th of the month. Payments may be made to the onsite office but **payments made on the 10th after 3:00p.m. will be considered late.**

***PLEASE bring your payment stub when you make your payment at the onsite Management Office.**

Parking payments are due on the 1st. A \$10.00 late charge is assessed for parking payments made after the 1st of the month. A \$50.00 late charge is assessed for all residents who have not made their maintenance/rent payment as of the 10th of the month. **Any resident in arrears for 3 months will be reported to a credit reporting agency.**



AUTOMATIC DEBIT PROGRAM

The corporation offers a direct payment option so that the amount due each month on the maintenance, rental or parking account will be automatically deducted from the account you specified on the 5th day of each month. This is different than the online payment service offered by Metro. Anyone selling their apartment needs to make sure to fill out the cancellation to the ACH debit program 45 days before they anticipate closing. Contact the Management Office or go to the Hyde Park web site for the form.



IMPORTANT PARKING LIST NOTE

Residents in arrears in their maintenance and or parking fees are placing their parking privileges in jeopardy of the corporation terminating their license agreement. Any residents on the parking waiting list in arrears at the time an accommodation becomes available, will be dropped from the list. There will be no notice sent to you asking you to pay the arrears and you will have to submit another application to start the process from the beginning. Parking is a privilege as there is not enough parking on the property to accommodate all of our residents. The corporation will not consider a resident in arrears for an accommodation.

GARAGE UPDATE



Residents who currently store items in the garage accommodations do so at their own risk as the cooperative assumes no liability as stated under the license agreement. Residents should also take note that if they are on the list to switch to a closer garage accommodation, that the transfer from one garage to another is to take place immediately. No additional time will be provided to transfer from one accommodation to another.



FOR SHAREHOLDERS WHO PAY BY THEIR ONLINE BANK

For those residents who pay via online banking, **you should have it sent directly to the GPO box.** A new system was set up to accept payments without the maintenance, parking or rental slips **as long as the correct 6-digit account number is listed on the check or it won't be properly posted. Please make sure you enter the correct number.** All payments should now be sent directly to:

**HYDE PARK OWNERS CORP.
GPO BOX 5651
NEW YORK, NY 10087-5651**



UPDATED SMOKING RULES



Smoking has become a real issue nationally, locally and here at Hyde Park. NYC has passed Local Law 17-506 stating that all co-ops, condos and rental buildings must have a published smoking policy. It also expanded its ban on smoking in common areas. Hyde Park has adopted the following policy and all residents and their guests must abide by this smoking policy or the Board will take such action that they deem necessary.

To sum it up, smoking is still permitted within individual apartments but the smoke is not allowed to infiltrate neighboring apartments, vestibules or stoops. Smoking in any form or of any product is not allowed in any of our indoor or our outdoor common areas which include vestibules, laundry rooms, management office, garages, nor within 10 feet of any window, clothesline areas, playgrounds, stoops and steps leading to apartments, nor any of the Corporation's benches.

EXTERMINATOR SERVICES



Exterminator Services are available free of charge to all residents. Please call the management office to be put on the schedule for service on one of these days:

- 1st Saturday of the month
- 3rd Wednesday of the month
- 4th Saturday of the month



The exterminator services the property between the hours of 12:00 noon and 3:00 p.m. On the 2nd Wednesday of the month, the exterminator comes to treat only boiler rooms, storage facilities, laundry rooms and other common areas in need of extermination services, not individual apartments.

If you suspect a bedbug problem in the apartment, we will have the exterminator check, free of charge, on any one of the three days listed in the box only. It is important that if you think you have an issue, that it be checked right away so that your issue does not become your neighbors' issue. Residents must use the corporation's exterminator for any bed bug issue to ensure that it has been taken care of properly and avoid spreading the issue to other buildings



TRASH PICK-UP REMINDERS

- Place your recyclable metals and plastics in the **BLUE** recycling bin for pick up each **Wednesday morning. DO NOT PLACE RECYCLE ITEMS IN A SEPARATE BAG BEFORE YOU PLACE THEM IN THE BLUE CAN.**
- Bundle or bag your recyclable paper products and place alongside your garbage bins, **not in the blue cans** for pick up only on Wednesdays.
- **As of Jan. 2015, electronics can't be discarded in the trash. Place them NEXT TO your trash can for pickup by our staff**
PLEASE DO NOT PUT OUT BULK ITEMS ON THE WEEKEND.

There are just 2 staff members available who pick up only household garbage on weekends. Please arrange to have your bulk items removed privately. **Our staff will not pick up appliances. All major retailers are able to make this accommodation.**

ON WEEKDAYS, ONLY: Please put out all bulk garbage before noon for pick up.

****If you replace your mattress, you must have the company remove your old mattress off the property. PLEASE DO NOT PLACE BULK GARBAGE BY THE CURB OR IT WILL RESULT IN A VIOLATION AND FINE BEING ISSUED BY THE SANITATION DEPT**

With your help, it's all falling into place.

All NYC residents, government agencies, schools & institutions serviced by the NYC Department of Sanitation must recycle these materials. Check with your building to find out if Commercial buildings serviced by private carters must follow commercial recycling regulations.

What Is Not Accepted IN E-CYCLE NYC

Appliances: If predominantly metal or rigid plastic, recycle these with other metal and plastic recyclables, otherwise discard as trash.



As of January 2015, these electronics cannot be discarded in the trash.

- TVs;
- VCRs, DVRs, and DVD players;
- Cable and satellite boxes;
- Video game consoles;
- Computers, including small servers, monitors, laptops and their peripherals, such as keyboards, hard drives, mice, etc.;
- Printers and scanners;
- Fax machines; and
- Small electronics, including tablets, mobile phones and MP3 players.
- **PLACE THESE ITEMS NEXT TO THE TRASH CANS FOR ECYCLE PICKUP.**

NEWSLETTER ADVERTISING

The Board is accepting paid advertising from businesses in the newsletter. We are accepting advertisements the size and form of your business card for a fee of \$25.00 per published issue. If you wish to submit another size ad, please call the office @718-263-9680 to make arrangements. Please submit your business card accompanied by a check to the Management office by the 10th of the month for inclusion in the following month's edition. No personal advertising is accepted.

OUR ADVERTISERS

All advertisements contained in the newsletter should not be viewed as a recommendation.



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HYDE PARK OWNERS CORP.

137-07 Jewel Avenue · Kew Gardens Hills, NY 11367 · Telephone (718)263-9680 · Fax(718)520-0185

Dear Residents of Hyde Park:

Summer is upon us and more and more residents will be taking advantage of the good weather and Hyde Park's beautiful grounds. Regrettably, while most are considerate of our surrounding neighbors, some are not and this would be a good time to remind everyone of some rules that apply to ALL residents living here at Hyde Park.

- Large parties are not permitted anywhere on the grounds. It is unfair to others to have to tolerate large groups of strangers, tables, chairs, music, dancing, etc., throughout the grounds. Private parties should remain private and should be held indoors.
- Tents, gazebos, beach umbrellas may not be erected on the grounds.
- There will be no sporting events held on the grounds. This means NO ball playing of any kind, i.e., baseball, basketball, cricket, or soccer.
- NO nets or other sporting/exercise equipment may be put up such as volleyball, badminton nets, basketball hoops, exercise machines, ping pong tables or trampolines.
- Pools of any kind are not allowed.
- NO skates, rollerblades, skateboards, scooters, 2-wheel bicycles, motor bikes, or other motorized vehicles are permitted inside the courtyards or on the sidewalks. Scooters and skateboards are not permitted to be used at all within the driveways or parking lots.
- Ramps may not be erected for skateboarding or any other activity.
- Toys, bicycles, doll carriages and all other play items must be brought inside your apartment when children have finished playing with them for the day. None of these items should be left in front of your apartment and the staff will remove them and discard them if left out.
- When using barbecues, according to NYC Fire Code, grills must be 15 feet from the building and attended to at all times. When using a charcoal grill, you must be responsible for assuring that live, hot coals are doused before disposing of them and should not be disposed of on the grounds.
When barbecues are not in use, please make sure to store them away and out of view.
- Use of fireworks on Hyde Park grounds will be reported to the police department.
- Car washing is NOT permitted anywhere on the grounds, which includes in the parking or garage areas. Residents should not be taking hoses or buckets of water to wash vehicles in the street.
- Car repairs are NOT permitted anywhere on the grounds.

These rules that are part of the Corporation's House Rules apply to all residents on the property. If you need a copy of the House Rules, please stop by the Management Office to get a copy and read through them thoroughly.

To: ALL Hyde Park Owners Corporation Residents

Re: Barbecues

The rules for barbecues are as follows and are in accordance with section 307.5 of the New York City Fire Code applicable to multiple dwellings:

- Only charcoal burning and portable barbecues designed for use with propane containers with a capacity of 16.4 ounces may be stored or used on the premises. **If your barbecue uses propane tanks larger than 16.4 ounces, you must remove it from the property. Many standard outdoor barbecues use the 20lb. or larger propane tanks, which are not designed for use with the smaller tanks and these barbecues are not permitted by law on the property.**
- According to NYC law, your barbecue must be at least **10 feet** from the buildings, away from overhanging branches. If you have mounted your barbecue closer to the building for use, you must immediately move it. No exceptions.
- Residents should never leave a grill unattended once it is lit.
- A fire extinguisher meeting the requirements of FC906 with minimum 4-A rating or garden hose must be readily accessible when the barbecue is in use.
- Children are not to play near a barbecue even after the fire is out as barbecues remain hot for quite a while following use.
- Position your barbecue so that the smoke does not go in your neighbors' windows.
- All barbecues must be kept clean, with all food accumulations removed and the grease pan cleaned after each use.

IF YOU USE PROPANE GAS

- You may have no more than two (2) 16.4 ounce tanks of propane gas on the property at any given time. **By law, 20lb. tanks are not permitted on the property.**
- Propane gas is highly flammable; you must check your hoses for cracks and holes before each use.
- Tanks must be stored properly: tanks should be kept upright, and when not in use the tank valve must be in the OFF or CLOSED position.
- Propane tanks must not be stored inside homes, attics or garages.
- Barbeques must be covered with a green or black covering and neatly placed out of sight when not in use.

IF YOU USE CHARCOAL

Charcoal **MUST NEVER** be dumped in the street, around trees, in the grass or anywhere on the property after use. Coals must be watered down and wrapped in foil to be disposed of properly.

Gas barbecue grills provide a waterproof and safe shelter for vermin to breed, with the added benefit of leftover bits of food on which they can feed. Please take the time to ensure that your grill won't attract any of these unwelcome guests and clean your grill after each use. All grills should also be kept covered when not in use.

Mailbox Fishing Leads to Check Washing!

Check Washing is a process in which thieves use common household products to alter checks they recently stole out of mailboxes. They then make the checks payable to themselves or other parties.

What can you do to prevent your checks from being altered?

- Use a pen with pigmented ink to write checks. The ink is not easy to alter.
- Shred any voided or incorrectly written checks.
- Check your account balance frequently to ensure checks were cleared by the establishment that you wrote them out to. Note that thieves usually re-write the check for the original amount you wrote, but simply change the payee name.

NYPD Crime Prevention Division



Sending a check or money in the mail? Beware of Mailbox Fishing!

What can I do to avoid being a victim?

- Consider transferring your money via other methods
- Drop mail containing checks directly at the Post Office or hand it directly to your mail carrier
- If you use a mailbox, deposit the mail as close to the scheduled pick-up time as possible
- When writing a check use a pen with pigmented ink that cannot be erased.

NYPD Crime Prevention Division



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SUFFOLK COUNTY DCA LICENSE# (33427)
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EPA CERTIFIED LEAD RENOVATOR CERT. # (R-1-19029-10-00082)

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