

HYDE PARK GARDENS NEWSLETTER

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

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

www.hydeparkownerscorp.com

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JANUARY 2019

A Personal Message from the President

As the new year begins, may you all find new joys to discover and the excitement of new journeys and experiences to celebrate.

The new year is a good time to take stock of things. We have embarked on an ambitious but absolutely necessary plan of improvement to maintain Hyde Park Gardens to high standards. Outer façades, mailbox replacement, shutters, roof repair and replacements of boilers 1,8 and 11 were completed in 2018. All of these items needed repair or replacement. The last section of windows previously approved will be completed in the spring. The money all came from funds put aside from our mortgage refinance.

I would like to remind you that during a snowfall, our men will not be picking up garbage. Their first priority will be snow removal starting with handicap ramps, Management office and long stairways followed by the rest of the property. They have to start somewhere and end somewhere and it will be on a rotating basis with no area other than the aforementioned getting preference. Please be patient. If you can, it would be helpful if you have a shovel, to pitch in and do the stoops/stairs leading up to your apartment. We have 14 men covering the entire property so every little bit helps. The more the snow, the longer the process.

The Board wishes you the best for the New Year. We look forward to everyone working together to have another successful year here at Hyde Park Gardens.

Carol

Carol Sorensen, President



"Our life is shaped by our minds; we become what we think." Buddha

2019 HOLIDAY SCHEDULE

There will be no staff and the Management Office will be closed in observance of the holidays on the following days: Jan. 1st and Jan. 15th. There will be an on-call super FOR EMERGENCIES ONLY.

Please do not put ANY bulk out on New Year's Day. Bulk will be picked up on Wednesday, January 2nd and Tuesday, January 15th.

Please secure your holiday garbage extra carefully. Please allow our residents to enjoy the holiday with a property free of debris.

****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 including bulk by your garbage cans. ****

As always, a superintendent is on call for emergencies only. Please call the main office number at 718-263-9680 if you have an emergency.

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ICE MELT DISTRIBUTION

If you need ice melt for your stoops, please call the office. Save your empty coffee cans **with the covers** and bring them to the office so that we may put the ice melt in them for you to safely carry it home. **Do not use rock salt on the property, as it will deteriorate the concrete.**



NOTE: Included in this issue:
NYC Alternate side calendar
Holidays- union and legal



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.



RADIATOR REMINDER:



If there is a problem with your radiator, please call the office. **Do not touch the valves;** if something happens to it you will be held responsible and charged for the repair. You can also get badly burned if the valve snaps off because the water inside can be very hot. Residents should occasionally check their radiators to detect any small leaks.



RADIATOR COVERS

Our staff has told us that in many apartments, the owners have taken the radiator covers off, leaving the heating element exposed. It is **absolutely necessary** that residents make sure the heating elements are covered to avoid an accident. **You must leave the radiator covers on.**

HOLIDAY DECORATIONS



We would like to remind everybody that Christmas décor must be removed immediately following Epiphany/Three Kings' Day, which is on January 6th.

PROPERTY PROJECTS



Window install will resume in the spring from the final list. No additional window installs will be approved.

CHRISTMAS TREE REMOVAL



Chipping Weekend is **January 12-13, 10:00 a.m. – 2:00 p.m.** Join NYC Parks to take home a tree-mento! We'll chip your tree and give you your very own bag of mulch to use in your backyard or to make a winter bed for a street tree. The chipping site nearest to you is at Cunningham Park.

The NYC Department of Sanitation will also be conducting special curbside collections for mulching and recycling of Christmas trees from Wednesday, January 2, 2019 through Saturday, January 12, 2019.

Residents need to put out their trees as early as possible, but before the collection period so the Corporation can take part in the tree collection. Please remove all tree stands, tinsel, lights and ornaments from trees.

1098 CO-OP TAX FORMS

Your tax deduction letter (1098) from the Co-op's accountants will be mailed at the end of January. The on-site office will not have copies of the 1098's and will not have the information available for you or your accountant before this time. Keep this letter and use the tax deductions for mortgage interest and real estate taxes if you itemize. Tax season need not be a nightmare if you are prepared. Happy refunds!



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.





MONTHLY ELECTRIC USAGE

March 2017	\$69,449.38
April 2017	\$55,467.81
May 2017	\$51,782.77
June 2017	\$58,602.00
July 2017	\$89,746.15
August 2017	\$101,032.56
September 2017	\$94,945.57
October 2017	\$80,690.26
November 2017	\$66,766.87
December 2017	\$61,366.66
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

ENERGY TIPS



- Rearrange the furniture. With any kind of heating system, make sure you're not physically blocking the heat from getting into the room.
- Circulate warm air. If you have high ceilings and a ceiling fan, switch the fan to run in reverse during the winter.
- Keep blinds and drapes of sun-exposed windows open in the daytime and closed at night. Use the sun for free heat!

Be Energy Safe. Never use your stove or oven to heat your home. Make sure smoke and carbon monoxide detectors are working.

ONLINE PAYMENTS



Many of our residents have taken 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.**



IMPORANT 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.

UPDATED SMOKING RULES

STOP
NO SMOKING

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.



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**



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.



STORAGE ROOMS

The storage rooms open each morning 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 make sure to 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 wash is 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 are not considered a signature.

➔ No suggestions submitted



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

RECYCLE SCAVENGERS



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

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.



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 how. Commercial buildings serviced by private carters must follow commercial recycling regulations.



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 RECYCLE PICKUP.**

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.



WINDOWS

CLOSEandLOCK

Close and lock your windows, even if you are leaving for a few minutes.

Perpetrators are gaining entry by:

- Forcing locked doors, mainly the front due to inadequate locks.
- Front doors left open, unsecured.
- Unlocked rear fire escape windows.

Join OPERATION ID

The FREE property registration program offered by the New York City Police Department



NYPD

CrimePREVENTIONSection

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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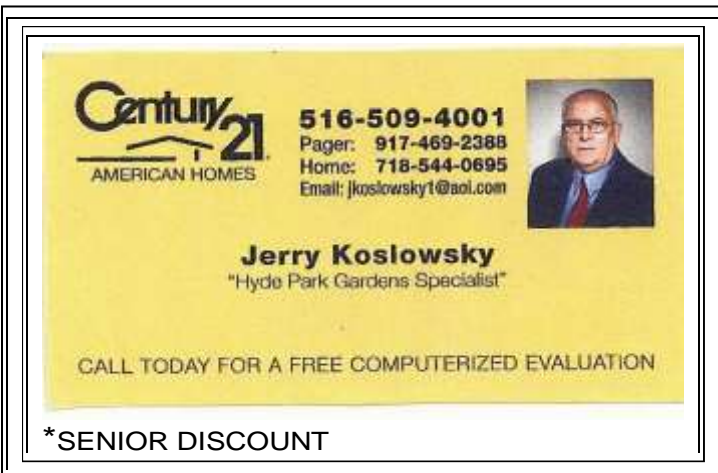
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HOLIDAYS, REMINDERS and CONTACT NUMBERS

The Management Office and Maintenance Services Department will be closed on the following days in 2019. If there is a maintenance emergency after hours or on one of these holiday dates, please call the Management office phone number (718) 263-9680 and a Super will be contacted.

HYDE PARK GARDENS MANAGEMENT HOLIDAYS

New Year's Day	Tuesday	January 1 st
Martin Luther King Day	Monday	January 21 st
President's Day	Monday	February 18 th
Good Friday	Friday	April 19 th
Memorial Day	Monday	May 27 th
Independence Day	Thursday	July 4 th
Labor Day	Monday	September 2 nd
Thanksgiving Day	Thursday	November 28 th
Day after Thanksgiving	Friday	November 29 th
Christmas	Wednesday	December 25 th

HYDE PARK GARDENS UNION HOLIDAYS

New Year's Day	Tuesday	January 1 st
Martin Luther King Day	Monday	January 21 st
President's Day	Monday	February 18 th
Good Friday	Friday	April 19 th
Memorial Day	Monday	May 27 th
Independence Day	Thursday	July 4 th
Labor Day	Monday	September 2 nd
Columbus Day	Monday	October 14 th
Thanksgiving Day	Thursday	November 28 th
Day after Thanksgiving	Friday	November 29 th
Christmas	Wednesday	December 25 th

REMINDERS

Garbage pick-up: There will only be regular garbage pick-up the day after Thanksgiving. There will be no Bulk pick-up until Monday, December 2nd.

Pick up after your dog: It is your responsibility as a pet owner to pick up after your dog. Respect your neighbors and yourself and abide by this House Rule and NYC law. The Board has instructed Security to aggressively enforce this House Rule. Also, when walking your dog, please respect your neighbors' privacy and not walk close to their windows. It is rude and an invasion of personal space.

CONTACT NUMBERS:

Management Office 8:30-4:30

718 263-9680

Fax: 718 520-0185

Union holidays

After-hours Calls

718 263-9680

Security:

917 337-8046



Alternate Side Parking Rules

2019 Suspension Calendar

New Years Day*	Jan 1, Tues
Three Kings' Day	Jan 6, Sun
Martin Luther King, Jr.'s Birthday	Jan 21, Mon
Asian Lunar New Year's Eve	Feb 4, Mon
Asian Lunar New Year	Feb 5, Tues
Lincoln's Birthday	Feb 12, Tues
Washington's Birthday (Pres. Day)	Feb 18, Mon
Ash Wednesday	Mar 6, Wed
Purim	Mar 21, Thurs
Holy Thursday	Apr 18, Thurs
Good Friday	Apr 19, Fri
Passover (1st/2nd Days)	Apr 20-21, Sat-Sun
Holy Thursday (Orthodox)	Apr 25, Thurs
Good Friday (Orthodox)	Apr 26, Fri
Passover (7th/8th Days)	Apr 26-27, Fri-Sat
Memorial Day*	May 27, Mon
Solemnity of the Ascension	May 30, Thurs
Idul-Fitr (Eid Al-Fitr)	June 4-6, Tue-Thurs
Shavuot (2 Days)	June 9-10, Sun-Mon
Independence Day*	July 4, Thurs
Idul-Adha (Eid Al-Adha)	Aug 11-13, Sun-Tues
Feast of the Assumption	Aug 15, Thurs
Labor Day*	Sept 2, Mon
Rosh Hashanah	Sept 30-Oct 1, Mon-Tue
Yom Kippur	Oct 9, Wed
Columbus Day	Oct 14, Mon
Succoth (2 Days)	Oct 14-15, Mon-Tues
Shemini Atzereth	Oct 21, Mon
Simchas Torah	Oct 22, Tues
Diwali	Oct 27, Sun
All Saints Day	Nov 1, Fri
Election Day	Nov 5, Tues
Veterans Day	Nov 11, Mon
Thanksgiving Day*	Nov 28, Thurs
Immaculate Conception	Dec 8, Sun
Christmas Day*	Dec 25, Wed

Information

Alternate Side Parking Regulations may be suspended from time to time because of snow, inclement weather or other emergencies. Please visit our website at nyc.gov/dot or dial **311** for further information.

TTY Deaf or Hearing-Impaired, dial (212) 504-4115.

Did You Know?

What's in a name? Do you know the difference in the meaning of these parking signs?

	NO STOPPING	NO STANDING	NO PARKING
Can I stop to drop off or pick up passengers?	No	Yes	Yes
Can I stop to load or unload a package, or merchandise at curbside?	No	No	Yes
Is waiting allowed?	No	No	No

All of NYC was designated a Tow Away Zone under the State's Vehicle & Traffic law in 1959. This means that any vehicle parked or operated illegally, or with missing or expired registration or inspection stickers may be towed.

On **MAJOR LEGAL HOLIDAYS**, stopping, standing and parking are permitted **except** in areas where stopping, standing and parking rules are in effect seven days a week (for example, "No Standing Anytime"). Accordingly, parking meters will not be in effect on major legal holidays.

Double-parking of passenger vehicles is illegal at all times, including street cleaning days, regardless of location, purpose or duration.

It is illegal to park within 15 feet of either side of a fire hydrant. Painted curbs at hydrant locations **DO NOT** indicate where you can park.

An occupied, illegally parked vehicle causes the same safety hazard and congestion as an unoccupied vehicle. Be responsible and park legally.

*Major Legal Holiday



Translated versions of this document are available by contacting 311 or by going to nyc.gov/dot or nyc.gov/dot/asprules



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NYC DCA SALESPERSON LICENSE# (1258601)
NASSAU COUNTY DCA LICENSE# (H18F7940000)

SUFFOLK COUNTY DCA LICENSE# (33427)
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