

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
D. Lavelda Davis, Treasurer

Hedy Levine, Director
Florence Fisher, Director
Israel Spira, Director



JULY 2018



A Personal Message from the President

We have been working with Regents Park Gardens, our neighbor across Jewel Ave. to help make our neighborhood safer by adding speed bumps on Park Drive East and 68th Dr. We submitted petitions to Community Board#8 with the support of Councilman Rory Lancman, the Dept of Transportation, and the 107th Precinct in the hopes that CB#8 will finally approve this or at the very least, not stand in our way. I would like to thank our residents: Alyce, Bobby, Marie and Robby for volunteering to get these petitions signed. A community that stands together is a strong community.

Summer is here and Hyde Park is all in bloom thanks to the beautiful gardens planted by our residents.

The Board voted on officers after the Annual meeting, and the officer positions for the coming year will be held by:

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

Please find attached to this newsletter the Air Conditioner/Washer/Dryer Notice.

Carol

Carol Sorensen, President

"Patriotism is supporting your country all the time, and the government when it deserves it" Mark Twain



2018 HOLIDAY SCHEDULE

There will be no garbage pick-up on Independence Day, Wednesday, July 4th 2018 as it is a union holiday. The Management office will be closed July 4th. We ask that residents do not throw out any bulk after Tuesday at noon as it will remain on the property until Thursday 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 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.

THE 4TH OF JULY



From the FDNY: Leave the fireworks to the professionals and enjoy the many fireworks displays scheduled throughout the city. Amateur use of fireworks can lead to devastating burns, other injuries, fires and even death. For these reasons, the possession and use of any fireworks, without exception, is illegal in NYC. Professional displays are conducted under the supervision of the FDNY. If you are aware of or suspect the illegal sale or use of fireworks, call 311.



AIR CONDITIONER NOTICES DUE

Shareholders and Renters must install all new and/or replacement air conditioners through the wall. All residents must fill out a renovation package before work starts and must choose from a list of approved installers who meet Hyde Park standards for the installations of through the wall air conditioners. Those contractors are: Len Harris and K&N Trim. The \$500 deposit will also be waived. All paperwork is required and inspections, before and after installation still stand. **A \$1,000 fine will be issued for not filing the form. All construction debris must be removed or the resident will be charged.**

Please make sure you return the completed notice that went out in May by July 9th as well as whenever you add an additional conditioner unit to avoid incurring a fine. There is a form attached if you need. Portable air conditioners must also be reported. The air conditioner charges that are billed to shareholders are an **ANNUAL** fee based on summer usage only, billed 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.



OUTDOOR AREAS

As more and more residents are enjoying the outside grounds, we would greatly appreciate it if residents make sure to remove anything that is on the grounds, i.e., tables, chairs, bikes or anything else Sunday evening. It makes it difficult to properly cut the grass when these items are left out. In the fall, **all** outdoor items must be stored away off the lawns; this includes tables as well as barbecue grills.

WATER RATES

(DEP) intends to recommend a 2.36% rate increase to the Water Board for the duration of Fiscal Year 2019.



SPEEDING



Speeding in our driveways is an issue at Hyde Park. Our parking lots are becoming a nightmare with folks speeding in and out of the driveways. No one should be going faster than 15mph as residents walk through with their dogs and children, while others pull out of garages with limited sight of cars coming in/out. **SLOW IT DOWN** for the safety of all.

LANDSCAPE SERVICES



As of July 5th Emerald Landscaping will be replacing Brightview Landscaping. The property will be serviced on Wednesdays.

VACATING/CLEANING OUT AN APARTMENT



When people are vacating, or cleaning out an apartment, it is not the Corporation's responsibility to dispose of residents' apartment contents. Anything that goes beyond normal household garbage is the resident's responsibility to make the appropriate arrangements for disposal. There will be a charge of \$150.00 per truck load for anything that is not "normal" household garbage, and it will be charged to your account or taken out of the Move out deposit. The \$150 fee does not include separate charges for removal of appliances or having to cover mattress as required by law.

The same holds true for vacating a garage. It must be returned to the corporation broom clean and the resident must dispose of all contents. The corporation is not responsible for supplying residents with garbage bags.

FLEAS



Spring is upon us and along with the joys of warm weather comes the plague of fleas on the property. Flea infestation is a direct result of feeding the stray and wild animals on the property. The co-op spends thousands of dollars each year treating and retreating the property for fleas. The flea treatment was done late April as a preventative for fleas on the property.



FUN AT THE PARK

Enjoy all the activities Flushing Meadows has to offer as listed in our One Call updates. Make sure to sign up at the office.



GOING GREEN: Summer Energy Tips

- Check the air conditioner filter at least once a month during the warm season and clean it as needed.
- Use the fan setting at night when the air outside is cool or open a window and leave the air conditioner off. Keep windows closed whenever the air conditioner is on.
- Use the air conditioner's timer and set it to turn on no more than 30 minutes before you expect to return home.

Save resources in extreme heat. Conserve water. Water use often reaches high levels during periods of hot weather, causing fluctuations in water pressure and droughts in the city. When the city experiences a drought emergency, it is important to follow the DEP's water usage restrictions.

Water Conservation Tips:

Repair leaky faucets; turn taps off tightly.
 Take short showers; only fill bathtubs halfway. Only run dishwashers and washing machines when they are full.
 Do not let water run while washing dishes, shaving, or brushing teeth.
 Conserve energy. During periods of extreme heat, electricity use rises. Conserving energy helps prevent power disruptions.

THE MANAGEMENT OFFICE IS OPEN MONDAY through THURSDAY

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

FRIDAYS through Labor Day

8:30 a.m. to 3:30



IMPORTANT PHONE NUMBERS

Management Office Phone: 718-263-9680

Management Office Fax: 718-520-0185

SECURITY: 1-917-337-8046



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.



AFTER HOURS CALLS

After Hours Calls are especially for repairs. Repairs are made during normal business hours 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 107th Precinct directly at 718-969-5100.



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.



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.



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.



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**



MONTHLY ELECTRIC USAGE

January 2017	\$75,559.65
February 2017	\$74,257.34
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

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.**



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.

PROPERTY PROJECTS

**The following projects have resumed:
Windows, Outer Vestibule Façades,
Mailboxes.
Shutters to begin soon.**



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.



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 last wash is at 9 p.m.

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.



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.

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.**

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.

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.



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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 Home: 718-544-0695
 Email: jkoslowsky1@aol.com
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 Email: missmoniquelin@aol.com
 Cell: (929) 259-4444
 Office: (718) 888-2965
 Fax: (718) 888-7780

Hyde Park Owners Corporation

2018 Annual Air Conditioning & Washer/Dryer Installation Notice

It is important that you inform the office within five (5) days of the installation of any of these appliances as all unreported equipment will result in a penalty charge of \$250.00 besides retroactive charges for the entire year.

Apartment Address: _____

Name: _____

TOTAL number of air-conditioning units within the apartment, including portable _____
If you do not have any air-conditioning units within your apartment please put zero or list none.

Please indicate which rooms have an air conditioner unit and if it is a through the wall, window or portable unit. If the room has no air conditioner unit, please indicate none.

<u>Room</u>	<u>Through the wall</u>	<u>Through the window</u>	<u>Portable Unit</u>	<u>NONE</u>
Master Bedroom				
Bedroom #2				
Bedroom #3				
Living room				
Dining room				

Is there a washing machine within the apartment? _____
 Is there a dryer within the apartment? _____

Please check if the appliance is a combination washer/dryer unit _____

Please include a contact number(s) should the office need to reach you

Home: _____
 Cell: _____
 Email: _____

Signature: _____ Date: _____

Hyde Park Gardens Residents.

We are working with the Police Department, Neighborhood Coordination Officer program, Queens Community Board #8, Council Member Rory Lancman office and the NYC Department of Transportation to stop speeding cars through the property that are causing accidents. We are asking if you see a car accident around our property to please take a picture and send it to the onsite manager at tmckeon@metromanagementdev.com (email) and please note date and time of the accident
Thank you.

Carol Sorensen, President
Hyde Park Gardens

Vecinos De Hyde Park Gardens.

Estoy trabajando con el Departamento de Policía, Programa Oficial e Coordinación de Vecindarios, Junta Comunitaria Queens #8, Consejo de la Oficina de Rory Lancise y el Departamento de Transporte Transporte para detener el exceso de velocidad de los automóviles a través de la propiedad que están causando accidentes. Le preguntamos si ve un accidente automovilístico alrededor de nuestra propiedad para, por favor, tomar una foto y enviarlo al administrador en el sitio a tmckeon@metromanagementdev.com (correo electrónico) y tenga en cuenta la fecha y hora del accidente.

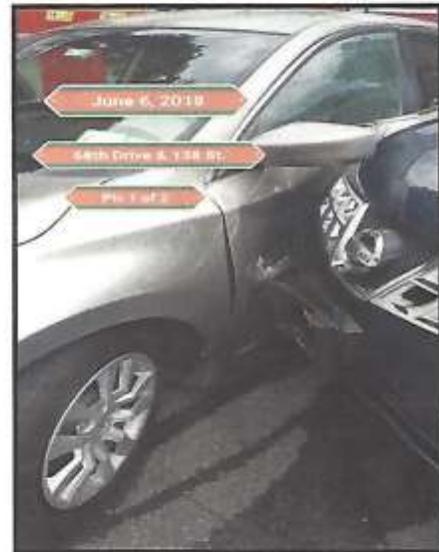
Gracias,
Carol Sorensen, Presidenta
Hyde Park Gardens

海德公园花园公寓的各位邻居，你们好！

我们正在与警察局局长，邻里协调官计划，皇后区委员会 #8，议员 Rory Lancman 办公室和纽约市交通局合作，停止通过财产造成事故的车辆超速。我们询问您是否在我们的房产周围发生车祸请拍照并将其发送至 tmckeon@metromanagementdev.com (电子邮件) 的现场经理，并注意事故的日期和时间
谢谢。

总裁 Carol Sorensen
海德公园花园

**HYDE PARK GARDENS
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CO-OP / CONDO FRIENDLY

**NYC DCA LICENSE # (1258602)
 NYC DCA SALESPERSON LICENSE# (1258601)
 NASSAU COUNTY DCA LICENSE# (H18F7940000)**

**SUFFOLK COUNTY DCA LICENSE# (33427)
 EPA LEAD SAFE CERTIFIED FIRM CERT. # (NAT-42135-1)
 EPA CERTIFIED LEAD RENOVATOR CERT. # (R-1-19029-10-00082)**

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