

# HYDE PARK GARDENS NEWSLETTER

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www.hydeparkownerscorp.com

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MARCH 2019



## A Personal Message from the President

I would like to start out thanking our men for keeping up with the past few icy storms, making Hyde Park walkways and driveways safe for everyone. I appreciate hearing from our residents asking me to thank our hard-working staff.

The work on the final boiler replacement has been completed and the Entech heating system has successfully been monitoring our heat distribution. There have been a few hiccups which we are working out with this very new system, but overall, we are satisfied and look forward to the anticipated savings.

Save the date: We have reserved P.S. 164 @138-01 77<sup>th</sup> Ave. for our Annual Shareholders meeting on Monday, May 13<sup>th</sup> at 7 P.M. Our usual schools were not available due to construction. We will be sending out the Annual Shareholders Report and our Financial Statement before then which will include a full copy of our smoking policy.

Stay safe, stay warm and look forward to the start of spring, which is only 20 days away!

*Carol*

Carol Sorensen, President



*"Spring is Nature's way of saying, 'Let's party!'"*  
Robin Williams

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



## 2019 HOLIDAY SCHEDULE

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

Please do not put ANY bulk out after 12 noon on Fridays. Bulk will not be picked up until Tuesday, Monday and will have to sit around for 3 days creating a hazard and an eyesore.

**\*\*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.

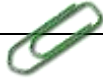
## DAYLIGHT SAVINGS TIME

Daylight Savings Time begins on Sunday, March 10<sup>th</sup>, 2019. Don't forget to move your clocks forward before you go to bed Saturday night, March 9<sup>th</sup>

## RENOVATIONS REMINDER

ALL residents should always call the onsite management office first for any work they are thinking of doing to avoid an unnecessary fine. **In order to do any home renovations, you must fill out a renovation/alteration package, receive permission or a \$1000 fine will be charged followed by possible legal action.** In addition, by not removing all construction debris from the property residents face a fine. The form can be found online at the Corporation's web site [hydeparkownerscorp.com](http://hydeparkownerscorp.com). The Board is currently updating the renovation package.

**NOTE: Included in this issue:**  
**IMPORTANT Garage parking memo**



### A SAFETY CHECK-UP

This is a reminder to check on all your smoke detectors and carbon monoxide detectors to make sure they are in good working order. You should conduct this check the first day of every month. This would also be a good time to check the dates on your fire extinguishers to make sure they are still usable. If you don't have one, now would be a good time to get one or two. One should be kept in the kitchen and an additional one should be kept in the vicinity of the bedrooms.

Under the law, residents will no longer be able to purchase a smoke detector or CO detector with battery life less than 10 years. The law requires that all new smoke detectors have a battery life of 10 years AND are tamper resistant. The co-op purchases a combination smoke and CO unit with a lithium battery and will install them at the owner's request for a charge back of \$50.00.

Residents are not required to replace what they currently have until the existing device stops functioning.



### 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



107<sup>th</sup> Precinct directly at 718-969-5100



### 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



### ENERGY TIPS

March is Daylight Savings Time with the focus of course on saving energy.

- Now is the time to clean the refrigerator inside and out. The ideal temperature setting is between 37-40 degrees. Cleaning the coils underneath will help your refrigerator perform better and last longer.
- Make sure you have changed your lighting to either CFL or LED. Lighting experts say that LED's are the best choice for energy efficiency. Although the LED's are more expensive upfront, they can last for up to two decades, save you 75% or more in energy costs, and offer superior color and brightness.
- Take advantage of the extra sunlight. Natural light is a great way to reduce your energy costs. Instead of hiding behind closed blinds, open them up and let the sunlight brighten your home.

### PROPERTY PROJECTS



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



### ONLINE PAYMENTS

Many of our residents have taken advantage of our online payment process at [www.metromanagementdev.com](http://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 1<sup>st</sup> of each month and are considered late if made after the 10<sup>th</sup> of the month. Payments may be made to the onsite office but **payments made on the 10<sup>th</sup> 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 1<sup>st</sup>. A \$10.00 late charge is assessed for parking payments made after the 1<sup>st</sup> of the month. A \$50.00 late charge is assessed for all residents who have not made their maintenance/rent payment as of the 10<sup>th</sup> 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 5<sup>th</sup> 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.



### 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.



### 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.

### 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.

### 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 ECYCLE PICKUP.**

## DOG ISSUES



**DO NOT WALK YOUR DOGS IN THE COURTYARDS OR ON THE LAWNS OR UNDER YOUR NEIGHBOR'S WINDOWS. PICK UP YOUR DOG'S POOP. VIOLATORS WILL RECEIVE FINES.**

## 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:

- 1<sup>st</sup> Saturday of the month
- 3<sup>rd</sup> Wednesday of the month
- 4<sup>th</sup> Saturday of the month



The exterminator services the property between the hours of 12:00 noon and 3:00 p.m. On the 2<sup>nd</sup> 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.**



**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** 107<sup>th</sup> Precinct  
directly at 718-969-5100.



**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 10<sup>th</sup> 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 Gardens Specialist"

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# IMPORTANT MEMORANDUM

**To:** All Residents of Hyde Park Gardens

**From:** Management

**RE:** Idling in Garage Accommodations

It has been brought to our attention that residents are idling their cars in the garages and/or using their automatic starters to start their vehicles with the garage doors completely closed. **Neither should be occurring.**

Idling your car in a garage is dangerous to you and the residents that live above the garage accommodations as well as those in neighboring attached garages, even with the door open. It is dangerous and exposes all to carbon monoxide and other noxious gases. If the garage has a household above, those fumes can also enter the household putting those residents at harm.

To prevent carbon monoxide poisoning:

- **NEVER** run engines in a garage, even if the garage door is open.
- Make certain all vehicles are tuned up and running clean.
- Check and repair exhaust system leaks.

When starting a car and leaving from the garage:

- Make certain everyone is in the car and ready to leave.
- Open the overhead garage door before starting the car.
- Start the car and immediately back out.
- Shut the garage door.
- Immediately drive away.

As an additional note, **residents should NOT be backing into the garage accommodations.** You should only be pulling in front first into the garage so that the exhaust is towards the back of the garage so that when you start the car and immediately back out, the fumes are not left within the garage. Residents that cannot abide by this will lose their accommodation permanently for the safety of all. There will be no exceptions made.

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BBB Rating: A+



**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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