

HYDE PARK GARDENS NEWSLETTER

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OCTOBER 2018



A Personal Message from the President

I read somewhere to notice how the trees do not cling to their leaves but let them fall gracefully away. Fall is about releasing the old to make way for the new...perhaps something we should open ourselves to.

We have asked our professionals to prepare our budget for 2019. We will be reviewing it at our October meeting. Although we have not raised maintenance for 6 years, it may not be sustainable going forward.

In September, I was able to make a presentation to both Community Board #8 and the CB#8 Transportation Committee on separate occasions regarding the need for safety measures to be enacted to protect the lives of our residents in regard to the speeding on our roads. The Community Board was both receptive and supportive and has submitted their request for safety measures to DOT. We await their decision.

For those who lease garage space here at Hyde Park, please see the VERY IMPORTANT NOTICES in the back of the newsletter.

Autumn paints our world in an array of colours not on the summer palette. Be sure to get outside to enjoy this beauty. Let it feed your soul.

Carol

Carol Sorensen, President



*"It is not only for what we do that we are held responsible, but also for what we do not do."
Liere."*



2018 HOLIDAY SCHEDULE

There will be no garbage pick-up for: **Columbus Day, Monday, October 8th 2018.** The Management Office will be open but our staff will be off as it is a union holiday. The super will be available for emergencies only. Please call the office @718-263-9680 **Please do not put any bulk items out Friday noon through Monday, Columbus Day, or it will stay on the property until Tuesday.**

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.

Garbage – residents please properly throw out the garbage; food should be bagged and then thrown out, there should be no loose food in the garbage can, all cardboard should be broken down and tied up and recyclables should be rinsed out.

We keep asking everyone not to throw out bulk and household items on the weekends but it just keeps happening. Only normal household garbage should be disposed of on the weekends.

****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.



REPAIR AND SERVICE PROBLEMS

Each year we inform the residents that once heating season begins, **only repairs that are of an emergency nature will be taken care of after hours.** Normal hours for Hyde Park are **7:00 a.m. to 3:30 p.m.** so please schedule anything you need during these hours. The on-call super after 3:30 AND on the weekends **will not take care of non-emergency type repairs.** What constitutes an emergency that you should call after office hours? If you smell gas, anything to do with fire, if your carbon monoxide or smoke detectors goes off after you've checked and reset the detector, no heat, no hot water, if you have a leak coming from your neighbor's apartment that could be a broken pipe or a water overflow (please check with your neighbor first to see if it was just the toilet overflow) toilet stoppages that are so bad you can't use the toilet, complete power outage that affects the refrigerator, and outside door lock issues. ALL other repairs must be scheduled with the Management office during working hours. There is only one superintendent on duty after hours and he is responsible for keeping the eleven boilers on the property up and running, ensuring that all our residents have heat and hot water.

Remember, if it is not an emergency, call the office and schedule an appointment. The answering service will only call supers after hours for an emergency.



NOTE TO DOG WALKERS:

We have noticed the return of the dog poop both on the lawns by the curbs and the lawns outside of apartments as well as on the sidewalks and driveways. You MUST PICK UP AFTER YOUR PET. We have even provided Mutt Mitts for your convenience.

Please do not walk your dogs under your neighbors' windows or on their lawns or in their gardens. Dogs should be walked outside the courtyards along the curb, not inside the courtyards



HEATING SEASON REMINDER

Heating season starts October 1st and runs through May. Between the hours of 6:00 a.m. to 10:00 p.m. the building must maintain an indoor temperature of 62 degrees if the outdoor temperature falls below 55 degrees. Between 10:00 p.m. to 6:00 a.m. the apartments should be kept at a minimum of 62 degrees.

DO NOT touch or adjust your radiators. If there is a problem, you have no heat or the radiator needs to be bled, 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.

IF YOU HAVE A HEATING SENSOR, PLEASE DO NOT TOUCH IT.



FALL WRAP UP



It's time to prepare for the onset of fall and winter. The landscapers will do the fall clean-up of the property and will blow out ALL flower beds on the property including those with flags. You must cut back and clean out your gardens and remove and put away All summer decorations by October 31st or sooner. Flowerpots, BBQ's, **tables, chairs** and any other summer items **need to be removed, covered and stored out of sight. Bbq's must be cleaned before storing to avoid vermin.** If you don't do it, we will and residents will be surcharged for having the cooperative's staff do so. All garden hoses should be removed from the outside spigots and stored away as well. Hoses should not be left out in below freezing weather because the water inside will freeze and crack the hose. All water spigots will be turned off the first week of November. **Our staff will be going around the first week of November and will remove and discard anything left out after this date.** All residents must place everything out of the way of the winter snowplows or the staff will have to do it. Please make sure you do it yourself otherwise you can't complain when our staff does it for you and disposes it.



HALLOWEEN SECURITY ALERT

Halloween is once again around the corner. Unfortunately, Halloween can mean vandalism, damage, and even danger as well as fun. **Please note that the laundry rooms will be closed at 7:00 PM Wednesday 10/31.**

When you take your trick or treaters out this Halloween, please remember to follow these simple guidelines to make this an enjoyable day for you and your children:

1. Children 12 and under should be escorted.
2. Make sure that the children's costumes are brightly colored and fire resistant.
3. Make sure your child can see out of any mask worn on the face or over the head.
4. Check all candy before your children eat anything and discard any unwrapped candy. Have a safe Halloween!



HOLIDAY DECORATIONS

We would like to remind everybody that with the exception of Christmas, no holiday lights including Halloween and Thanksgiving may be put up more than 10 days before the holiday and must be removed within 7 days following the holiday. **NO BLOW UPS or musical items are permitted.** Christmas décor may remain up until Epiphany/Three Kings Day, which is on January 6th. **All lights must be on a timer set to go off by 10:00 p.m. otherwise residents will be fined.** This does not apply to residents who are using solar powered lights. As a reminder, residents **MAY NOT** put any nails in the doors or wood framing around the door when putting up your holiday décor.

***Sukkahs must be removed by Oct. 4th**



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



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.



PROPERTY PROJECTS:

- Windows: in progress**
- Outer Vestibule Façades: completed**
- Mailboxes: in progress**
- Shutters: on order**
- Roofing: in progress**
- Boiler #1: in progress**

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

GOING GREEN:

ENERGY TIPS



October is National Energy Awareness month. With this in mind, we share the following tips with you:

- Replace your light bulbs with the new energy-saving long lasting LED's.
- Turn off the lights when you leave the room.
- Make sure you have a water saving showerhead installed. It can cut water use by 25%.
- Run the washing machine with full loads
- Cold water cycle saves energy
- Hang your clothes to dry outside.
- If you have a water drip or leak, report it immediately. Leaks can waste over 50 gallons a day

MONTHLY ELECTRIC USAGE



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
July 2018	\$73,467.68
August 2018	\$101,395.20
September 2018	\$123,786.08

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.

STAR/SCHE/VETERANS ABATEMENT

The city has still not revised/released the final abatement schedule, but we will credit the STAR and other tax abatements as of Nov.1,2018. There will also be a \$0.63 cents per share special assessment that will run the same time as the STAR tax rebate for the 2017/2018 fiscal year. The assessment will only be billed in November. Those new to STAR will get their refund check directly from the state. Adjustments will be made if necessary, when corrected final abatements are released.



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.



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.



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**

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.**



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



STORAGE ROOM

The storage rooms open each mornin 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.

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.



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.



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.

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 CYCLE PICKUP.**

RECYCLE SCAVENGERS

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



516-509-4001
 Pager: 917-469-2388
 Home: 718-544-0695
 Email: jkoslowsky1@aol.com



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WHAT NOT TO STORE IN A GARAGE

State farm insurance

It's easy for a garage to turn into a catchall storage unit. For most items that's fine, but some things simply don't belong in a garage, and they can even become a home hazard without proper storage protection. This list of common red-flag items can help identify what doesn't belong in the garage.

- Extra fuel. Stashing portable gas cans and propane tanks in the garage can be dangerous: Highly flammable fuel poses a leaking risk. If you store any fuel in the garage, do so only in dedicated, leak-proof containers out of the reach of children and pets and away from potential sources of ignition such as water heaters or power tools. A shed away from your home is a better storage spot.
- Paint or home-improvement chemicals. Some liquids, such as latex, freeze at the same temperature as water. Others may need a temperature-controlled environment. Check the manufacturer's directions for guidance.
- Furniture. Unless your garage is climate-controlled, its interior is subject to wild swings in heat and humidity. This, in turn, can warp wood, and pests such as rodents may root (and ruin) upholstery, fabric or mattresses. If the garage offers your only option for furniture storage, find a clean, dry spot that's elevated off the floor. Then thoroughly clean and take apart furniture before wrapping or covering.
- Clothing. A better spot for out-of-season clothing is a sealed container in an attic, basement or the back of a closet. In a garage, clothing may soak up fumes and dust and be at risk of insect or pest damage.
- Food. This means any food — food for birds, for pets and for humans. Perishable items are far too tempting for rodents and vermin, and canned food may spoil more quickly in temperature extremes. And think twice about that extra fridge in an unheated and un-air-conditioned garage: The appliance may struggle to operate efficiently as temperatures fluctuate.
- Anything fragile or valuable. Photographs, artwork and electronics: These are just a few of the items that need the stability of climate control so expensive or delicate elements aren't damaged. Remember: If you couldn't bear to see it lost or destroyed, then it probably shouldn't be in the garage.

Items safe to keep in the garage:

- Lawn care tools and equipment
- Gardening supplies
- Plastic storage bins (rather than cardboard boxes)
- Hoses (after draining)
- Sports equipment

IMPORTANT MEMORANDUM

To: All Residents of Hyde Park Gardens
Date: February 2, 2018
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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 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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