

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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SEPTEMBER 2018



A Personal Message from the President

As summer is winding down, so will all our projects. The outer vestibule facades are getting their final inspections and touches, and the mailbox replacement is underway. The first phase of the approved window replacements will continue until the weather no longer permits. The approved window replacements will then restart in the spring when the weather permits. The roofs are being reshingled and repaired where needed to be ready for winter. We are awaiting the arrival of the shutters which have been on order.

We have placed speedhumps in the long driveways along with signs alerting drivers. The speedhump is right by my window and I must report that aside from the truck that picks up the bulk bin, we hear no loud sounds whatsoever. As a matter of fact, it is now much quieter without the cars speeding in and out. I have only heard "thank you" from many of our residents but no complaints to date.

Enjoy the last days of summer. Have a wonderful start to the new school year.

Please see an important and unusual message from me on page 3 and the Culture Pass flyer in the back of the newsletter. I needed to get something off my chest. Thank you.

Carol

Carol Sorensen, President



"As we celebrate Labor Day, we honor the men and women who fought tirelessly for workers' rights, which are so critical to our strong and successful labor force." Elizabeth Esty

2018 HOLIDAY SCHEDULE

There will be no garbage pick-up on Labor Day, Monday, Sept. 3rd 2018. The Management office will also be closed Sept. 3rd. We ask that residents do not throw out any bulk after Friday at noon as it will remain on the property until Tuesday, Sept. 4th.

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.

As of September 4th, the Management Office will return to regular hours.

****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 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





NEW BOILER CONTROLS

For many years residents have been complaining about our heating system and the uneven distribution of heat resulting in apartments that are either too cold or too hot. Over the years we have researched different remedies for this situation but have been unsuccessful finding one until recently. The corporation installed new boiler controls within the boiler rooms that will help us monitor the boilers, regulate the temperature within the apartments, analyze the boiler and diagnose inefficiencies quicker making sure that heat and hot water is operating at its peak performance.

EnTech Boiler Controls installed wireless temperature sensors in selected apartments based on their location on the boiler lines that will aid the co-op in attempting to regulate the heat flow. With this install we hope to be able to correct that problem. Separate notices were sent to those apartments where we needed to install the sensor based on their location on the boiler line. We want to thank those residents who cooperated and allowed us to install them!

The sensor is approximately 3.5 x 1.5 inches and is usually installed at the height of or near a light switch in one of the back rooms. The indoor sensor placement is also very important for proper heat monitoring and control. If the sensors are installed elsewhere, it will throw off the calculation and can result in insufficient heat. The device is screwed into the wall and works off of the corporation's Wi-Fi that had to be installed within each boiler room. It does not use any individual residents' Wi-Fi at all. These sensors are able to track the temperature to determine if heat is needed and also will be able to tell us if there is a problem in the heating line or with the boiler itself.

Should you have any questions or concerns, kindly call our office at 718-263-9680 or email tmckeon@metromanagementdev.com.



HEATING SEASON

Heating season starts October 1st and runs through May 31st. Between the hours of 6:00 a.m. to 10:00 p.m. the building must maintain an indoor temperature of at least 68 degrees once it is below 55 degrees outside. 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 fragile 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

Once heating seasons begins, only emergency repairs such as gas leaks, water leaks, overflows or anything that can be considered an emergency will be taken care of after hours. 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.



HOLIDAY DECORATIONS

Some people put up decorations for Labor Day, Halloween, Thanksgiving and other holidays. We would like to remind everybody that with the exception of Christmas, no holiday lights may be put up more than **10** days before the holiday and must be removed within **7** days following the holiday.

***Sukkahs may be erected no sooner than Sept 20th and must be removed by Oct. 4th**



GETTING IT OFF MY CHEST

As you read in a prior article on New Boiler Controls, for many years residents have been complaining about our heating system and the uneven distribution of heat resulting in apartments that are either too cold or too hot. After searching for many years, we finally found an affordable solution recently which required really small sensors to be installed in apartments located in strategic areas in order to compile accurate readings. After complaining to us about the heat situation for so many years, the number of residents who refused to have the sensors installed just blew my mind. This is a project where we are receiving a large grant from Con Ed and having to pay a minimal cost but which depends upon sensors being installed in order to qualify, yet the same residents who moaned and groaned for all these years refused to cooperate. I am thankful that we found enough residents who were willing to cooperate so we could get this project off the ground.

This same lack of cooperation was evident when we put out a call for volunteers to help us get petitions signed in order to get all way stop signs and speed bumps installed in order to protect our residents from the speeding cars and multiple accidents. For years I have been stopped in the street with people demanding what am I doing to get the stop signs so badly needed. I have been besieged at Annual meetings about our lack of success in stopping the speeding cars. Yet when we asked for volunteers SIX, yes ONLY six residents volunteered to help. That is 6 out of 746 apartments. To add insult to injury, so many residents refused to open their doors, or refused to sign the petitions stating that they were too busy or this was a bad time. Many of these residents were the same ones who complained about this issue over the years. I still don't get this.

Now I am not normally in the business of complaining or scolding and I find it a bit out of my comfort zone. I was just so very disappointed about how little cooperation I recently encountered in our Cooperative development. How ironic that the cooperative residents were so very uncooperative in helping us achieve our goal of protecting them. I can't even begin to say how thankful I am for the six residents who did come out to help. Without them, I don't know how we would have even gotten this far. Even our Joyce Gardens neighbors pitched in and helped collect signatures.

In closing, if we want Hyde Park Gardens to be a strong community as opposed to just an apartment complex, we will have to find a way to come together to accomplish our goals. In unity there is strength.

Carol



SECURITY CONCERNS

We have had a number of residents call the Management office to say that they saw something that raised a concern but didn't think of calling the Police. If you see something that raises a concern, **you should NOT hesitate to call 911 and have them come out to investigate the issue.**

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: finishing touches. Mailboxes: in progress,
Shutters starting date to be determined



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:

- Now is the time to buy or pull out your air conditioner cover. It should completely cover the outside unit. Some have Velcro strips which secure it in place or you may use a bungee cord to secure the cover. This will prevent snow and more debris from accumulating in the unit. It will also prevent debris and cold air from entering the unit and flowing into your house. Cover the inside of the unit with an inside a/c cover or perhaps another insulating material. This further prevents heat loss.
- Many ceiling fans come with a handy switch to reverse the direction of the fan blades which will gather warm air near the ceiling and recirculate it back.
- In heating season, it is time to arrange your furniture so it doesn't block or obstruct heat vents, radiators or baseboard heaters. This includes drapes or curtains; not only will they block the heat from entering your apartment, but it's a fire hazard too.



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.



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 Friday, weekends or holidays will not show until the next business day. You can also schedule payments to be made on future dates.



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

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

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.

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.



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 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.

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.



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 E-CYCLE PICKUP.**

RECYCLE SCAVENGERS



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

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.

*SENIOR DISCOUNT

OUR ADVERTISERS

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**Contact me now to
sell your apartment!**

Kathy Wang
929.888.2790
kathywangrealtor@gmail.com

Recently Sold @ Hyde Park:
135-03 Jewel Avenue: \$300k
67-67 136th Street: \$288k
69-30 136th Street: \$395k
67-32 136th Street: \$ 375k
136-53 Jewel Avenue: \$310k
137-13 68th Drive: \$210k

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Explore New York City's museums and attractions with Culture Pass.
If you have a library card, you can reserve a pass and get free admission to dozens
of cultural institutions. Save money and discover more about your city!

Bklyn
Public Library



New York
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To view participating organizations
and reserve a pass, visit us online:

culturepass.nyc



DESCUBRA SU CIUDAD CON CULTURE PASS

Explore los museos y las atracciones de la ciudad de Nueva York con Culture Pass (Pase cultural). Si tiene una tarjeta de la biblioteca, puede reservar un pase y recibir acceso gratis a docenas de instituciones culturales. ¡Ahorre dinero y descubra más sobre su ciudad!

Para ver las organizaciones participantes y reservar un pase, visítenos en línea: culturepass.nyc

ОТКРОЙТЕ ДЛЯ СЕБЯ СВОЙ ГОРОД С ПОМОЩЬЮ МУЗЕЙНОГО ПРОПУСКА CULTURE PASS

Пропуск Culture Pass откроет для Вас двери музеев и достопримечательностей Нью-Йорка. Если у Вас есть читательский билет, Вы можете зарезервировать пропуск и получить бесплатный доступ к десяткам культурных учреждений. Сохраните и продолжайте исследовать свой город!

Список организаций-участников и возможность зарезервировать пропуск по адресу: culturepass.nyc

CULTURE PASS 让你畅游你的城市

文化通行证 (Culture Pass) 让你畅游纽约市的博物馆和景点。如果你有图书馆卡，你可以预定一张通行证，享受免费游访数十个文化机构。既省钱又可进一步了解你的城市！

查看参与组织并预定通行证，请访问我们的网址：
culturepass.nyc

اكتشف مدينتك مع CULTURE PASS

اكتشف متاحف مدينة نيويورك ومناطق الجذب السياحي بها مع Culture Pass. إذا كان لديك بطاقة مكتبة، يمكنك حجز جواز مرور والحصول على إمكانية وصول مجانية لعشرات من المؤسسات الثقافية. ادخر المال واكتشف المزيد بشأن مدينتك!

لعرض المنظمات المشاركة ولحجز جواز المرور، قم بزيارتنا عبر الإنترنت على: culturepass.nyc

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NASSAU COUNTY DCA LICENSE# (H18F7940000)

SUFFOLK COUNTY DCA LICENSE# (334271)
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EPA CERTIFIED LEAD RENOVATOR CERT. # (R-1-19029-10-00082)

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