

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
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JULY 2019



A Personal Message from the President

Summer is here but you couldn't tell from all of our soggy weather. It has disrupted some of our projects and landscaping but hopefully we will soon catch a break. The rain has helped the beautiful gardens of Hyde Park and I thank all of you who have created these beauties. I look forward to visiting all of them throughout the summer. *"To plant a garden is to believe in tomorrow."* Audrey Hepburn

Our boiler replacement project is complete and our window replacement project is in its final phase. Our men are also busy touching up and cleaning up and doing all the annual summer painting and repairs. Our laundry rooms will also be upgraded with sprinkler systems and painted. Hyde Park Gardens is looking really good and I, personally am so very happy to be part of this wonderful community.

Wishing you all a wonderful, sunny, safe and happy summer!

Carol

Carol Sorensen, President



"Freedom is one of the deepest and noblest aspirations of the human spirit" Ronald Reagan

NOTE: Included in this issue:

- + Air Conditioner Notice
- + Abuse/crime victim hotline
- + NYPD Summer Pet safety



TEXT MESSAGES

To receive important text message notifications for no heat, no hot water, electric outage etc., text the word, **A L E R T** to 22300.

2019 HOLIDAY SCHEDULE

There will be no garbage pick-up on Independence Day, Thursday, July 4th 2019 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 Wednesday at noon as it will remain on the property until Friday 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 ONLY ON FRIDAYS

****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.



WATER RATES

(DEP) intends to recommend a 2.31% rate increase to the Water Board for the duration of Fiscal Year 2020 which starts July 1, 2019.

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 8th 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.

PROPERTY PROJECTS



Window install has resumed, weather permitting, from the final list. No additional window installs will be approved.

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 and Tuesday evening before the landscaper comes on Wednesday. If it rains on Wednesday, mowing will be on Thursday. 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.

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.

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



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 early May 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.

RECYCLE SCAVENGERS



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



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
March 2019	\$58,801.72
April 2019	\$56,875.94
May 2019	\$52,117.68
June 2019	\$52,612.55



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.

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.



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 107th Precinct directly at 718-969-5100.



STORAGE ROOMS



The storage rooms open 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 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

SUGGESTIONS MUST BE SIGNED OR THEY WILL NOT BE ACCEPTED. Initials considered a signature.

➔ **No suggestions submitted**



ONLINE PAYMENTS

Take 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.**

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.

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.

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.

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.

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 area, playgrounds, stoops and steps leading to apartments, nor any of the Corporation's benches.

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



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**

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

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.



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.**

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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mlevy@voronyc.com

Hyde Park Owners Corporation

2019 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: _____

PLEASE RETURN THIS NOTICE BY July 5, 2019 TO THE ONSITE MANAGEMENT OFFICE AT 137-07 Jewel Avenue, Kew Gardens Hills, NY 11367 or by Fax (718)520-0185.

If you are a victim of crime or abuse, you don't have to deal with it alone.

The Crime Victim Assistance Program (CVAP) is a program offered by the New York City Police Department and Safe Horizon.

Help is free and confidential.

I was very impressed with the Safe Horizon advocate in the precinct because she was very compassionate, caring, and concerned about my situation. She did not rush me off the phone and made me feel very comfortable."

—Alex



CVAP provides support and resources to survivors of all crimes.

CVAP advocates can:

- Talk with you about your safety concerns, your rights, and your options
- Provide information on what to expect from the police or courts
- Link you to useful local resources
- Help you apply for crime victim compensation, if you qualify
- Advocate on your behalf for practical needs like housing and public benefits

CVAP Advocates are located in every precinct and Police Service Area (PSA) throughout the five boroughs.

- For more information or to locate your precinct, visit safehorizon.org/CVAP.
- If you need to speak to an Advocate after 8 p.m., or over the weekend, call the 24/7 Hotline at **800-621-HOPE(4673)**.

Si Eres Víctima de un Crimen o Abuso, No Tienes Que Enfrentarlo Solo.

El Programa de Asistencia para Víctimas de Crímenes (Crime Victim Assistance Program, CVAP, en inglés) es un programa que ofrecen el Departamento de Policía de la Ciudad de Nueva York y Safe Horizon.

La ayuda es gratuita y confidencial.

Yo estuve muy impresionado con la aliada de Safe Horizon en la estación de policía. Ella era muy compasiva, afectuosa y estaba preocupada por mi situación. Ella no me apuró en el teléfono y me hizo sentir muy cómodo."

—Alex

CVAP brinda apoyo y recursos a los sobrevivientes de todo tipo de crímenes.

Tus Aliados de CVAP pueden:

- Hablar contigo sobre tus inquietudes en cuanto a tu seguridad, tus derechos y opciones
- Brindarte información sobre lo que debes esperar de la policía o las cortes
- Ponerte en contacto con recursos locales
- Ayudarte a solicitar una compensación por ser víctima de un crimen, si calificas
- Abogar en tu nombre para satisfacer necesidades prácticas, tales como vivienda y beneficios públicos

Los Aliados de CVAP se encuentran en la mayoría de las estaciones de policía de los cinco distritos de Nueva York.

- Para más información sobre los Aliados de CVAP en la estación de policía de tu localidad, visita safehorizon.org/CVAP.
- Si necesitas hablar con un Aliado después de las 8 p.m. o durante el fin de semana, llama a la línea directa disponible las 24 horas del día, los 7 días de la semana: **800-621-HOPE(4673)**.

It's Hot Out!

DON'T LEAVE YOUR PET IN THE CAR



Windows

A car may overheat even when the windows have been left open an inch or two.



Shade

Shade offers little protection on a hot day and moves with the sun.



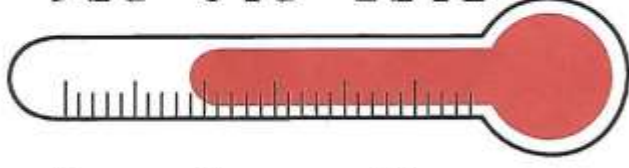
Danger

It is prohibited to leave an animal unattended in a motor vehicle under dangerous conditions, which includes hot days. Your car could be damaged or you could be charged with a crime.



Risk

Pets at most risk for overheating are young, elderly or overweight animals, those with short muzzles and those with thick or dark-colored coats.



120°

102°

90°

Within 30 minutes, the car's interior can climb from 85° to 120°.

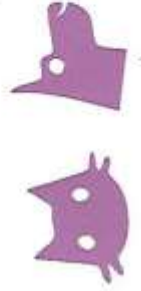
On an 85° day, it takes only ten minutes for the inside of your car to reach 102°.

Even if the temperature outside is only 70°, the inside of your car may be as much as 20 degrees hotter!



Get Help

If you see an animal in a car on a hot day, try to locate the owner, or call 911! Stay by the car till help arrives.



That's no way to treat your best friend.

NYPD

www.nypc.petnypd

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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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