

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 2019



A Personal Message from the President

As summer is winding down, so will all our projects. Our window project is in its final stages of completion and concrete repair is done for the season. Our men are continuing to repaint areas in need of refreshment including ramps, lampposts, benches, curbing and walls. Still on the horizon is the replacement of matting in all of our playgrounds. Once the children return to school, we will be closing all of the playgrounds in order to lift the current padding, even out the surface below and pour a new rubber foundation. Unfortunately, our playgrounds will have to remain closed until the project is completed. We are also awaiting permits to be issued by the city in order to install a sprinkler system in our laundry rooms. Our work is never done.

The Board, along with our professionals will be reviewing Hyde Park's financials and budget for 2020 at our October meeting to determine our outlook for the coming year.

Hoping you all enjoy the last days of summer.

Carol

Carol Sorensen, President



"Each year, Labor Day gives us an opportunity to recognize the invaluable contributions that working men and women make to our nation, our economy and our collective prosperity. It gives us a chance to show gratitude for workers' grit, dedication, ingenuity and strength, which define our nation's character." Tom Perez

NOTE: Included in this issue:

+ NYPD Back to School Safety flyer



2019 HOLIDAY SCHEDULE

There will be no garbage pick-up on Labor Day, Monday, Sept. 2nd 2019. The Management office will also be closed Sept. 2nd. We ask that residents do not throw out any bulk after Friday at noon as it will remain on the property until Tuesday, Sept. 3rd.

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.

THE MANAGEMENT OFFICE WILL RETURN TO REGULAR SCHEDULE SEPTEMBER 3rd.

****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.



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 Oct.10th and must be removed by Oct. 25th**



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.**



PROPERTY PROJECTS

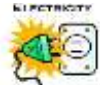
- Playground mat replacement.
- Laundry room sprinkler system

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



RECYCLE SCAVENGERS

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



MONTHLY ELECTRIC USAGE

January 2018	\$58,276.22
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
July 2019	\$78,276.63
August 2019	\$106,262.86



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 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 107th Precinct
 directly at 718-969-5100.



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.

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.



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.

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.



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.

OUR SUGGESTIONS



SUGGESTIONS MUST BE SIGNED OR THEY WILL NOT BE ACCEPTED. Initials are not

considered a signature.

➡ **No suggestions submitted**

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.



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 PICK-UP.**

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

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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YOUR AD HERE

GEOGRAPH

Back to School.

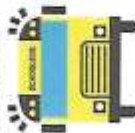
MOTORIST TIPS FOR CHILDRENS SAFETY

What Can I Do?



Do Not Pass

It is illegal to pass a school bus that is stopped to load or unload children.



Seeing Yellow

School buses use yellow flashing lights to alert motorists that they are preparing to stop to load or unload children.



Seeing Red

Red flashing lights and an extended stop sign arm signals to motorists that the bus is stopped and children are getting on or off the bus.



All Stop

Traffic in both directions stop on undivided roadways when students are entering or exiting a school bus.



Stay Behind

Traffic behind a school bus (traveling in the same direction) must stop.



Crosswalks

Do not block the crosswalk.



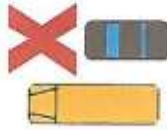
Stop

Always stop when directed to do so by a school patrol sign, school patrol officer or designated crossing guard



Distance

Stop your car far enough from the bus to allow children the necessary space to safely enter and exit the bus.



Never Pass on Right

Never pass a school bus on the right.



Stay Alert

Children are the least predictable pedestrians and the most difficult to see.



Don't Honk

Don't honk your horn, rev your engine or do anything to rush or scare a child in front of your car.



Look Out

Take extra care to look out for children in school zones, residential areas, playgrounds and parks.

NYPD

www.nypd.gov/nypd

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**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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