

# 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  
Lorraine Barbara, Vice-President  
Lydia Rivera Velazquez, Secretary  
D. Lavelda Davis, Treasurer

Hedy Levine, Director  
Florence Fisher, Director  
Israel Spira, Director



AUGUST 2019



## A Personal Message from the President

Midsummer and our early September projects are all moving along permit and weather dependent, of course. A sprinkler system will be added to the laundry rooms which are also scheduled to be painted, concrete will be repaired and the playgrounds will have new rubber safety mats.

We have included an article in the newsletter on the need to have insurance whether you are a renter or an owner. I can't stress enough how important it is to carry home insurance. We have witnessed first-hand here at Hyde Park Gardens the difference having a good insurance policy makes. When a disaster such as a flood, fire, mold and so on strikes, your insurance will help cover your losses. Although most insurance policies don't cover mold, they will pay for your relocation. Without it, you will have to pay out of pocket.

Stay cool, stay laid back and enjoy the rest of your summer.

Please see the flyers in the back of the newsletter. We have *How to Recycle* flyers in English and Chinese. Please place them on your refrigerator for reference.

我们在时事通讯的背面包括了如何以英文和中文回收。请拉出并放在冰箱上。谢谢

*Carol*

Carol Sorensen, President



*"August is like the Sunday of summer."*

### NOTE: Included in this issue:

- + The importance of insurance
- + Recycle Flyers
- + NYPD 107<sup>th</sup> Build the Block Flyer



## 2019 HOLIDAY SCHEDULE

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

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.

### JULY 1<sup>ST</sup> THROUGH LABOR DAY, THE MANAGEMENT OFFICE WILL CLOSE AT 3:30 ON FRIDAYS ONLY

**\*\*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.

### NIGHT OUT AGAINST CRIME 2019

**When:** Tuesday, August 6<sup>th</sup> – 7:00 p.m.

**Where:** Electchester Shopping Center

**What:** Music, BBQ, games, free flashlights, entertainment. This is being presented by the 107<sup>th</sup> Precinct and Community Council.





### PROPERTY PROJECTS

Window installations continue from the final list. No additional window installs will be approved.

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	\$58,276.95
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
July 2019	\$78,276.63



### 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.



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



### **GOING GREEN: Summer Energy Tips**



The summer is when we use the greatest amount of energy, so this month we focus on saving money on home appliance usage. During periods of extreme heat, electricity use rises. Conserving energy helps prevent power disruptions.

- Big screen TV's consume lots of power. A plasma TV will consume about twice the energy of the same size LCD TV.
- Turn off screen savers and configure your computer to "sleep mode."
- Don't keep your refrigerator or freezer too cold. Recommended temperatures are 37° to 40°F for the fresh food and 5°F for the freezer section; a separate freezer, should be kept at 0°F
- Refrigerators are the largest energy-consuming appliance in the average home, mainly because it runs continuously. Replacing a 10-year-old refrigerator with an ENERGY STAR® model can cut refrigerator energy use in half.
- On hot days, or before you leave for work in the morning, close your curtains and blinds to prevent the sun from beating down into the rooms and warming your home.
- Repair leaky faucets promptly. A leaky faucet wastes gallon of water in a short period of time.

Use microwaves or toaster ovens instead of the conventional oven or stove.

### **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](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.



### 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.



### THE IMPORTANCE OF INSURANCE



In the past year, there was a fire on the property that involved four families who were not able to live in their homes until all work was completed and their homes were restored. Thankfully, no one was hurt. We stress the importance of insurance several times throughout the year as it is important to remember that the Corporation is never responsible for a resident's personal property (e.g. carpeting, wallpaper, paneling, appliances or furniture), or the improvements that may have been made to the apartment. Unfortunately, as we saw this month sometimes shareholders and renters have to deal with unforeseen events such as a fire, leaks, overflows, mold etc. The need for home insurance should be a priority. Property and liability coverage for individual units is the responsibility of the shareholder or tenant, and homeowner's insurance policies should be purchased by all shareholders to provide coverage for both property damage and personal liability and at a sufficient amount to cover your belongings. Homeowner's insurance is an integral part of a sound program to protect your valuable investment in Hyde Park. All residents are urged to consult with a qualified insurance professional to ensure that the policy they choose takes into account the applicable provisions of the proprietary lease and provides all of the necessary coverage that you require. Your home and its contents are the single most important purchase you will ever make – why wouldn't you make sure it was insured?

### 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.**

### 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 carriers 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 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.

**The Crest Group**  
Drago Mario **POPOVICI**  
MANAGING PARTNER | DIRECTOR OF SALES  
LICENSED REAL ESTATE BROKER

212.321.0229 | 212.898.0180  
646.239.0978 | MARIO@THECRESTGROUPNYC.COM

THE CREST GROUP NYC 1115 BROADWAY, 12TH FLOOR | NEW YORK, NY 10010  
34-18 NORTHERN BLVD, LONG ISLAND CITY, NY 11101  
WWW.THECRESTGROUPNYC.COM

**Century 21**  
AMERICAN HOMES

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

**Jerry Koslowsky**  
"Hyde Park Gardens Specialist"

CALL TODAY FOR A FREE COMPUTERIZED EVALUATION

\*SENIOR DISCOUNT

**ASTOR**  
BROKERAGE  
REAL ESTATE CENTER

Serving Queens For 45 Years!

RESIDENTIAL SALES / RENTALS, TITLE INSURANCE, MORTGAGES, MORE...

**ALEXANDRA MAKAREVICH**  
Lic. Real Estate Salesperson, REALTOR®  
Over 10 Years of Experience in Real Estate!

A Neighbor Who Cares,  
A REALTOR® You Can Trust!

**Cell: 347.332.3447**  
English, Russian, Ukrainian, Hebrew  
e-mail: alexandrastor@gmail.com

www.astorbrokerage.com

**EXIT**  
EXIT REALTY CENTRAL  
Each office is independently owned and operated.

**ERICA TURNER**  
Lic. Real Estate Salesperson

133-07 CROSSBAY BLVD  
OZONE PARK, NY 11417  
OFFICE: 718-848-5900

Mobile: 646-334-7673  
www.ExitRealtyCentral.com

Erica@ExitRealtyCentral.com

**YOUR AD HERE**

GOGRAPH

# How To Recycle

Recycling is the law in NYC. Ask your building manager where to bring recyclables.

This flyer pertains to NYC residents, government agencies, schools, and institutions serviced by the Department of Sanitation.

## Mixed Paper



## Cardboard



**No** hardcover books; waxed, soiled, or soft paper

Flatten and bundle or bag boxes. Staples and window envelopes ok. Put in clear bags, in any bin labeled MIXED PAPER & CARDBOARD, or in any bin with green decal.



Place recycling bins where you sort mail and collect paper packaging. Ok to remove address labels and rip or shred confidential mail.

## Metal



## Rigid Plastic



## Glass

bottles & jars



## Cartons



**No** batteries, plastic bags, squeeze tubes & pouches, or plastic foam

Empty and rinse containers before recycling. Caps & lids ok. Put in clear bags, in any bin labeled METAL, GLASS, PLASTIC & CARTONS, or in any bin with blue decal.



Before discarding refrigerators, air conditioners, or other appliances with CFC (Freon) gas, call 311 or visit [nyc.gov/sanitation](http://nyc.gov/sanitation). For safety, remove doors from refrigerators and freezers.

Certain items can't or shouldn't go in the trash or recycling; see [nyc.gov/zerowaste](http://nyc.gov/zerowaste) for donations and other disposal options.

♻️ Printed on recycled paper, of course.

0000 000000000000 00 00 00

[nyc.gov/zerowaste](http://nyc.gov/zerowaste)  
f t i g+ NYCzerowaste



# 如何參與廢物回收

廢物回收是紐約市的法律。詢問你大樓的管理處，回收品儲放的位置。

這份宣傳單涉及衛生局 (Department of Sanitation) 所服務的紐約市居民、政府機關、學校和機構。

## 混合紙張



## 硬紙板



**不回收** 硬面包裝的書、蠟紙、掛紙或軟紙

箱子要壓平並捆紮或 在袋子裡。釘書針和閉置信封無妨。裝進透明的袋子裡。任何標有“MIXED PAPER & PAPER & CARDBOARD” (混合紙和硬紙板) 的回收桶。或者任何標有綠色標誌的回收桶。



將回收桶放置在你分發郵件和收票紙包裝的地方。去除地址標籤和郵戳或切斷機密郵件無妨。

## 金屬



## 硬質塑料



## 玻璃

瓶和罐



## 紙板盒



**不回收** 電池、塑膠袋、擠壓軟管 and 袋子或泡棉

回收前倒空並沖洗容器。有蓋子無妨。裝進透明的袋子裡。任何標有“METAL, GLASS, PLASTIC & CARTONS” (金屬、玻璃、塑膠和紙罐) 的回收桶。或者任何標有藍色標誌的回收桶。



在丟棄冰箱、空調或其他有CFC (氟利昂) 氣體的電器之前，致電311或訪問nyc.gov/sanitation，為了安全起見，把冰箱和冰櫃的門拆除。

有些物品不可以或不應該被放入垃圾箱內或被回收。有關捐贈和其它處理選擇，查看 [nyc.gov/zerowaste](http://nyc.gov/zerowaste)。

當然，此宣傳單是用回收紙打印的。

[nyc.gov/zerowaste](http://nyc.gov/zerowaste)  
NYCzerowaste



# BUILD THE BLOCK

Neighborhood Policing & Safety Meeting

## 107 PRECINCT SECTOR D KEW GARDENS HILLS

The NYPD officers serving your community invite you to a discussion of the public safety challenges in our neighborhood.

With neighborhood policing, the Neighborhood Coordination Officers (NCOs), and the Steady Sector Officers who work with them, have been given more time and opportunity to collaborate with residents in identifying and solving local quality of life conditions and crime concerns. The same officers are assigned to our community each day, so these officers learn the neighborhood, its challenges and potential, and the people who call it home.

This is a new way of doing business for the NYPD, and we need your help to make it work. We want to hear from a broad range of voices about what it will take to make all the residents of our neighborhood feel safe and secure. Please join us for what we hope will be a lively and productive discussion.

MEETING DATE: TUESDAY, AUGUST 20<sup>TH</sup>, 2019

MEETING TIME: Doors open at 6:45 PM for refreshments  
Meeting starts at 7:00 PM

MEETING SITE: P.S.219 OF QUEENS LOCATED AT 144-39  
GRAVETT ROAD FLUSHING, NY 11367  
(AUDITORIUM)

SPONSORED BY: YOUR NEIGHBORHOOD COORDINATION OFFICERS  
Police Officer Nicholas Afanasewicz

For accommodations regarding any disability, please contact  
Sergeant  
Chris Burke  
at 718-969-6191 or  
Christopher.Burke@nypd.org  
at least 72 hours  
prior to the event  
(By 08/15/2019)



**GOAL**  
TO IDENTIFY POLICING &  
PUBLIC SAFETY NEEDS IN  
OUR COMMUNITY



# NYPD

New York City Police Department



COMMERCIAL RESIDENTIAL  
**TRIM SPECIALISTS**  
 INCORPORATED

*"Perfection is our Priority"*



**(718) 464-0340 . (516) 860-8573**

**KITCHENS . BATHROOMS . DECKS . FINISHED BASEMENTS  
 DORMERS & EXTENSIONS . COMPLETE INTERIOR RENOVATIONS. EXPERT PAINTING**

**廚房, 浴室, 陽台, 地窖, 室內裝潢, 油漆**



**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)

**WWW.KNTRIM.COM**  
 SALES@KNTRIM.COM . INFO@KNTRIM.COM

**免費估價, 設計, 諮詢**

**FREE ESTIMATES, DESIGN & CONSULTATION**