

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



OCTOBER 2019



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.

At our October Board Meeting we will be sitting down with our professionals to review the final draft of our 2020 budget. We will be considering all things: the needs of our co-op and the needs of our shareholders and finding a balance between both. Whatever decision we arrive at, it will be the one that best serves the needs of all.

We have updated our website including the sublet and resale packages. We are also in the process of updating our renovation package. Please be sure to check it out. The forms are also available in our Management office.

Please take time to get outside and enjoy the unique autumn we have here in the northeast. With all of our beautiful trees, I am sure that they will put on a glorious show for you.

Carol

Carol Sorensen, President



"October is about trees revealing colors hidden all year. People have an October as well." JM Storm

NOTE: Included in this issue:

+ The Need for Insurance Flyers:
Shareholders/Renters



2019 HOLIDAY SCHEDULE

There will be no garbage pick-up for:

Columbus Day, Monday, October 14th 2019.

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.

NOTE TO DOG WALKERS:



The dog poop on the lawns by the curbs and the lawns outside of apartments and on the sidewalks and driveways has returned. 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

LEPTOSPIROSIS

We have had a report that a dog on our property died from having contracted Leptospirosis. Dogs can become infected and develop leptospirosis if they come into contact with infected urine, urine-contaminated soil, water, food or bedding; through a bite from an infected animal; by eating infected tissues or carcasses. We recommend that you contact your veterinarian to determine whether or not your dog has received the inoculation to prevent this occurrence.

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. Residents that call on the weekend need to be patient! There are 746 families that live on our property and one on call super. In most cases it will take longer than an hour for them to come. 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.

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 68 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 Thursday 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 may be erected no sooner than Oct.10th and must be removed by Oct. 25th**



PROPERTY PROJECTS

Windows near completion; Laundry rooms pending;
Playgrounds complete

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
August 2019	\$106,262.86
September 2019	\$93,268.04



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:

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.

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 or 718-227-4653.

LAUNDRY ROOMS



The laundry rooms open at 8 a.m. and last wash is at 9 p.m.

OUR SUGGESTIONS



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

➡ **No suggestions submitted**



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**

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.



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.

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.1,2019. There will also be a \$0.63 cents per share special assessment that will run the same time as the STAR tax rebate of \$296 for the 2018/2019 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.

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.

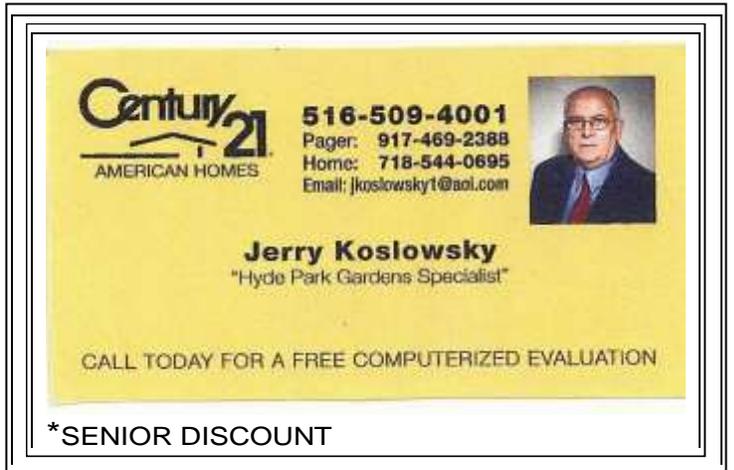


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Hyde Park Gardens

To: ALL Hyde Park Gardens Residents

Date: September 24, 2019

Re: **INSURANCE: THE IMPORTANCE FOR SHAREHOLDERS AND RENTERS TO PROTECT THEMSELVES**

We want to again stress the importance of maintaining insurance for your home. It is important to remember that in the absence of an individual property insurance policy, there is a tendency for shareholders and apartment occupants to seek reimbursement from the Corporation for their losses. Please be aware that your proprietary lease limits the Corporation's responsibility for damages to apartments.

Those Residents who have gone through a loss know the importance of having good coverage. It means the difference between having most of your losses covered and replaced or having to bear the cost of replacement and repair from your own pocket.

How Insuring a Co-Op Is Different:

When you purchase a share of a co-op apartment building, you immediately develop a unique insurance need. While the co-op association or corporation already has insurance on the building and common areas in addition to carrying liability for the association itself, this still leaves a lot of gaps for you. Unlike insurance a landlord carries for rental properties, co-ops set guidelines spelled out in proprietary leases that define what responsibilities the co-op has and those of unit owners or shareholders.

In the specific instance of Hyde Park Owners Corp., Section 4 (a) of the proprietary lease says in part: "If the Apartment ... shall be damaged by fire or other cause covered by multi-peril policies carried by the Lessor (Hyde Park Owners Corp.) pursuant to Paragraphs 2 and 18, the Lessor shall repair or replace ... the Apartment including the walls, floors, ceilings, pipes, wiring and conduits in the Apartment. Anything in this Paragraph or Paragraph 2 to the contrary, Lessor shall not be required to repair or replace equipment, fixtures, furniture, furnishings or decorations installed by the Lessee (shareholder) or any predecessors in title, nor shall the Lessor be obligated to repaint or replace wallpaper or other decorations in apartments". Paragraph 18 of the proprietary lease goes on to say in part: "The Lessee shall keep the interior of the Apartment (including interior walls, floors and ceilings, but excluding windows, window panes, window frames, sashes, sills, entrance and terrace doors, frames and saddles) in good repair, shall do all of the painting and decorating required for his Apartment ... and shall be solely responsible for the maintenance, repair and replacement of plumbing, gas and heating fixtures and equipment, and such refrigerators, dishwashers, removable and through-the-wall air

conditioners, washing machines, ranges and other appliances ... the Lessee shall be solely responsible for the maintenance, repair and replacement of all lighting and electrical fixtures, appliances and equipment and all meters, fuse boxes or circuit breakers and electrical wiring and conduits from the junction box at the riser into and through the Lessee's apartment”.

What a Master Policy Provides:

The primary purpose of a co-op's master policy is to cover the co-op association's ownership of the physical structures and provide liability coverage for any areas that are shared by all residents of the buildings.

Coverage Checklist for Your Own Insurance Policy:

Since the co-op corporation's master policy does not provide all of the coverage you need as a shareholder, you will want to make sure that all of your needs are met through policies you purchase on your own. Here are a few coverages you may require:

- Personal property coverage to protect against theft, fire, and acts of nature.
- Coverage for improvements to the units, including updates to the kitchen or bathrooms.
- Additional living expense coverage which will pay for a hotel room or apartment in the event your home is unlivable after a loss occurs.
- Liability coverage to protect against lawsuits resulting from acts of negligence, dog bites, etc.
- Water back-up covers losses that result from backed-up drains and sewers. This coverage is not always automatically available on a co-op policy, so ask if it is possible to add it for an additional charge. Note that this coverage is not the same as flood insurance.
- Coverage for loss assessment when you as an owner of a shared property are held financially responsible for a portion of the costs for deductibles, damage to the building and liability injury on premises.

Additional Coverages You May Require:

You may want to consider a floater or endorsement for personal property. Most property policies have limits on how much coverage is provided for valuable property, such as jewelry, artwork, computer equipment, and instruments. If you happen to own one or more particularly expensive above referenced items, it is a good idea to inquire about getting an endorsement to increase your coverage limits for that particular items.

Do not hesitate to ask your insurance agent a lot of questions about what is and is not covered.

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NASSAU COUNTY DCA LICENSE# (H18F7940000)**

**SUFFOLK COUNTY DCA LICENSE# (33427)
EPA LEAD SAFE CERTIFIED FIRM CERT. # (NAT-42135-1)
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