

HYDE PARK GARDENS NEWSLETTER

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DECEMBER 2019



A Personal Message from the President

I would like to thank all of those residents who contributed to our Ronald McDonald House collection. They would appreciate donations of any toys and or gift cards for infants to older teens, preferably not huge boxes as they need to fit into gift bags for their holiday event. We need all donations by December 6th. Your generosity will make the holiday season more joyful for so many youngsters fighting a tough battle.

Our property projects are winding down for this season. Over the winter we will evaluate the needs of the property going forward. With a property of this age, it is imperative that we maintain the buildings in good condition in order to prevent major repairs in the future.

PLEASE SEE THE IMPORTANT FLYER IN THE BACK OF THE NEWSLETTER REGARDING APARTMENT HEAT TEMPERATURES.

Each new day is a blank page in the diary of your life. The secret of success is turning that diary into the best story you possibly can. I wish you a Happy and blessed New Year and a diary full of the best stories ever written in your life.

The Board of Directors would like to extend our very best wishes for a healthy and happy New Year.

Carol

Carol Sorensen, President



"Those who don't believe in magic will never find it." Roald Dahl

NOTE TO DOG WALKERS: PLEASE PROPERLY DISPOSE OF POOP BAGS IN THE GARBAGE, NOT IN THE PLANTER BOXES OR LEFT ON THE GROUND.



2019/2020 HOLIDAY SCHEDULE

There will be no staff and the Management Office will be closed in observance of the holidays on the following days: Dec. 25th, Jan. 1st and Jan. 20th. There will be an on-call super only.

Please do not put ANY bulk out on Dec. 24th after 12 noon through Christmas Day, and December 31st after 12 noon through New Year's Day. Bulk will be picked up 12/26 and 1/2.

Please secure your holiday garbage extra carefully.

Please allow our residents to enjoy the holiday with a property free of debris.

****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.

MAINTENANCE INCREASE REMINDER

As of January 1st, 2020 the previously approved maintenance increase of 5% will be reflected on the Maintenance bills. Please be sure to adjust your scheduled automatic payments/bank payments/online payments to reflect the correct amount.

IMPORTANT MESSAGE for Shareholders who are currently receiving the Senior Citizen Homeowners' Exemption

The NYC Department of Finance has started mailing out the renewal applications for 2020-21. Please make sure to complete the application and mail it back ASAP as the deadline is March 16th 2020. If you do not receive it, please call 311 to inform them.



HOLIDAY SECURITY

With the holiday season upon us, most people are preoccupied with the details of holiday planning and shopping. Unfortunately, the safety precautions we normally take can be forgotten as the excitement of the season causes us to let our guard down. We would like to take the time to remind you of steps you should take to ensure the safety of you and your family as well as the community. The holidays unfortunately are a time of increase in the burglary rate around the city. We suggest you consider the following safety steps:

- Be alert and aware of your surroundings at all times. Criminals often target people who are distracted.
- When you leave your apartment make sure that your apartment door and all windows are locked. It only takes a few minutes for something to happen.
- When you are not at home, leave a light on.
- Check your apartment locks regularly. If you installed more than 2 locks, make sure they are sufficiently spaced apart or they will create a weak spot in your door.
- If you are planning on being away for an extended time please notify Security and have a trusted neighbor bring in your mail and newspapers or have the post office hold your mail until you return.
- Travel on populated, well-lit streets. If possible, travel with a friend
- Avoid leaving valuables in your car. Whenever possible, place items out of sight in the trunk of your vehicle prior to reaching your destination. Never leave packages in the passenger compartment unattended.
- Don't wait until you have reached your front door to look for your keys. Have them ready in your hand. If a stranger is standing near your door, it may be a good idea not to go in until the situation feels safer.
- Lock your front door immediately upon entering your home.
- If you live in an apartment building, don't buzz in someone who rings your bell until you have verified who it is. This will help protect both you and your neighbors.
- If you have elderly family members or neighbors, please remember to check in on them.

If you see anything suspicious such as strangers hanging around, **YOU SHOULD NEVER Hesitate to Call 911 for any emergency.** Then call Security at 1-917-337-8046. You could be saving your neighbors the trauma of a break-in. These steps are simply meant to ensure the safety of you and all those around you.

NOTE: Included in this issue:

+ **Package Theft Flyer**

+ **APARTMENT HEAT REQUIREMENTS**



ELIMINATING DRAFTS



Please make sure that all of your apartment windows are fully closed and latched. With the cold weather upon us, our maintenance employees have found that the main reason for cold temperatures in numerous apartments **is from the drafts coming from the air conditioner units because they do not have a cover on the interior or exterior of the air conditioner unit(s). They are not expensive; they will block any drafts coming through the air conditioner unit and can be purchased at any local hardware store including Home Depot.** You will be pleasantly surprised at the difference this can make to the temperature of your apartment. Residents will have to cover the units themselves as the co-op does not provide this service.



HOLIDAY DECORATIONS

We would like to remind everybody that with the exception of Christmas, no holiday lights or decorations may be put up more than 10 days before the holiday and must be removed within 7 days following the holiday. Christmas décor may go up Thanksgiving weekend and may remain up until Epiphany/Three Kings' Day, which is on January 6th. **No blowups or piped music are allowed.** Security will knock asking that you turn off the lights when doing their rounds at 10p.m. so **please make sure that the lights are on a timer set to go off by 10:00 p.m.** Otherwise residents can be fined.

Wreaths may only be hung with an over the door hangar instead of nails or screws. These can be purchased wherever decorations are sold. Nothing may be hung on the shutters.

Any resident found responsible for damaging or defacing the new doors, shutters or woodwork will be required to pay for restoring the damaged property. Thank you for your cooperation. Please do not leave candles or oil holders burning unattended.



SNOW REMOVAL

With the onset of winter, we would like you to know that our staff handles all of the snow removal for the entire property. We make every effort to remove the snow after a snowfall quickly to make travel easier and safer for our residents. Our men have snow removal equipment in addition to the backhoe that we now own in order to better facilitate the removal, doing the work in house rather than relying on an outside company. The staff is responsible for removing the snow from all parking lots, sidewalks and steps throughout the development. There are 10 parking lots that hold 178 garaged cars and 370 outdoor parking spots, 376 stairs/stoops leading to residents' apartments, 9 long stairways, and one section of the property that has to be done entirely by hand because they cannot get the snow removal equipment up to that section.

The superintendents take care in removing snow from the parking lots in order to make them drivable, and the day after a snowstorm, they make sure to go back to all of the driveways and parking lots to clear out the spaces where cars have been removed.

We ask that residents **DO NOT** shovel snow onto the clean sidewalks or clean driveways when cleaning off their cars. This only makes more work for our crew and there are simply not enough personnel or equipment to remove snow from all areas at once. If you do have an area that needs special attention, please call the office at 718-263-9680 and your request will receive attention as soon as possible.

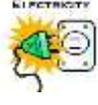
Please also note that when the men are working on snow removal there is no garbage pickup.

If you need ice melt for your stoops, please call the office and it will be provided to you. You may not use rock salt on the property, as it will deteriorate the concrete.



RADIATOR REMINDER:

If there is a problem with your radiator, 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 because the water inside can be very hot. Residents should occasionally check their radiators to detect any small leaks.



MONTHLY ELECTRIC USAGE

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
October 2019	\$93,821.61
November 2019	\$60,475.22



ENERGY TIPS

The winter holiday season has officially begun, and with it comes the frenzy of decorating, holiday gatherings, gift buying, and errand running. Don't let your energy-saving efforts fall by the wayside amid all the festivities; the tips below will help you save energy and money even as you celebrate.

- **Use LED Holiday Lights.** LED—or light emitting diode—holiday lights are much more efficient than traditional incandescent lights.
- **Use Fiber Optic Decorations:** Fiber optic trees and decorations are the ultimate in energy efficiency. In most cases, they use a single light bulb located in the base of the unit to light the entire decoration – now that's energy smart and budget smart!

Be Energy Safe. Never use your stove or oven to heat your home. Make sure smoke and carbon monoxide detectors are working.

DO NOT LEAVE CANDLES UNATTENDED

- In winter months keep window shades and drapes open during the day to naturally warm your home. Close them at night to help insulate against heat loss.
- If you have a water drip or leak, report it immediately. Leaks can waste over 50 gallons a day





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.



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.



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.



PROPERTY PROJECTS

All projects for 2019 have been completed

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

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**

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.

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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What You Can Do To Deter Package Theft



Utilizing a combination of the following tips can reduce the likelihood of thieves stealing your packages:

- ✓ Always track your shipment online.
- ✓ Choose a shipping option that requires a signature for delivery.
- ✓ Schedule packages to arrive when you are home or arrange to ship your packages to a location where a friend, relative, trusted neighbor, or building super can accept them on your behalf.
- ✓ Ship packages to your place of employment.
- ✓ Request the delivery service hold your package for pick-up at their facility.
- ✓ Utilize deliveries to retailer provided lockers or carrier provided alternate drop points where you can go to pick up your item.
- ✓ Utilize free services that track packages, redirect packages to convenient locations for pick-up, and request vacation holds.
- ✓ Some shipping companies utilize tracking services which can include features such as shipping status notifications and delivery scheduling. Check to see if these services are available in your area.

Where applicable, consider installing:

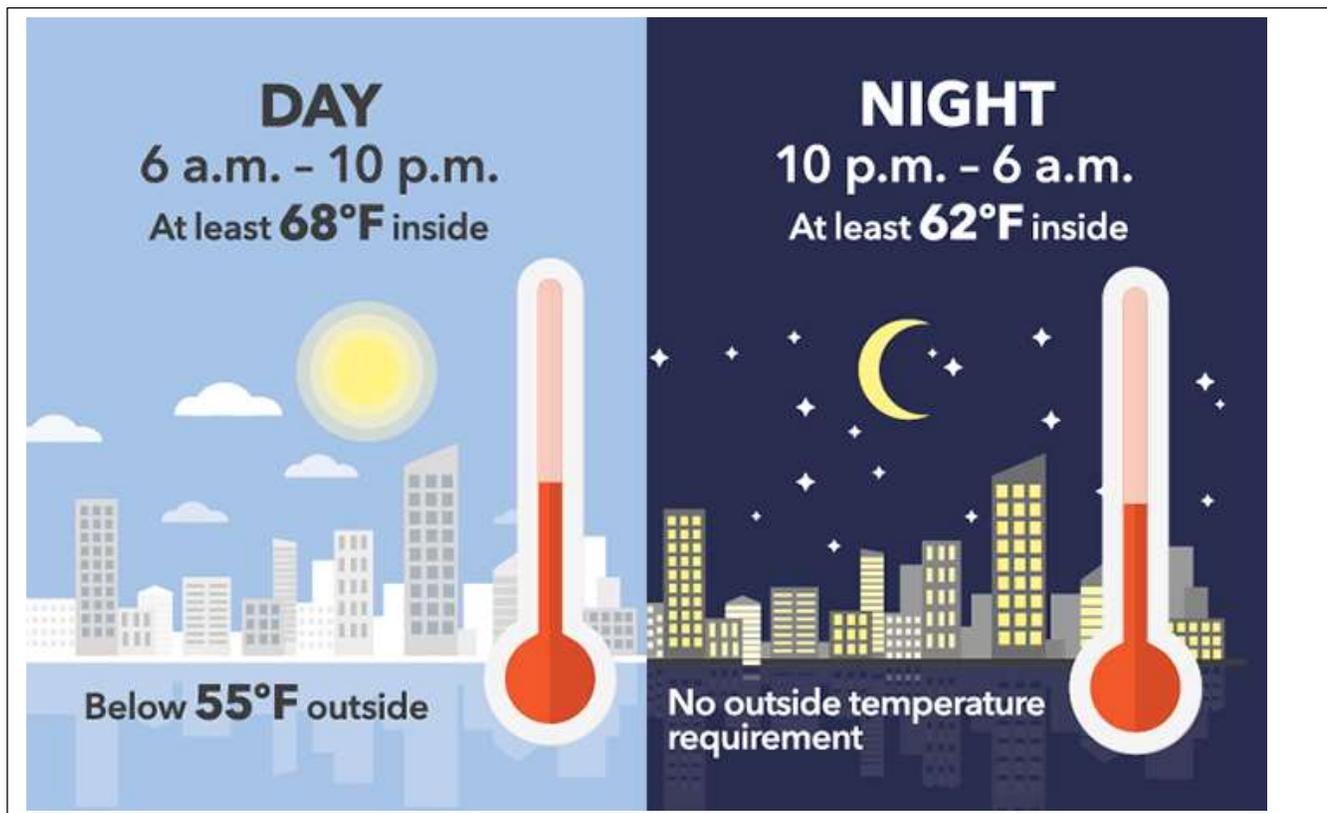
- ✓ Wi-Fi enabled cameras that provide alerts.
- ✓ Motion-sensor lighting.
- ✓ Package lock-boxes.

Report suspicious persons to the police.

NYPD Crime Prevention Division

APARTMENT HEATING TEMPERATURES

As a reminder, last year the property installed a system on the boilers so that we would not be overheating the buildings. The buildings are kept a little warmer than what the legal requirement is and are monitored by the outside company as well as the superintendents of the buildings. Below is the NYC requirement as it pertains to heat. Please be aware of these requirements and if necessary, purchase an inside thermometer so that you know what the actual temperature is within your apartment.





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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)

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