

# 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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MARCH 2020



## A Personal Message from the President

I would like to start out thanking our men for keeping up with the two (thank goodness) recent minor icy events, keeping Hyde Park walkways and driveways safe for everyone. I appreciate hearing from our residents asking me to thank our hard-working staff.

I would also like to thank our NYPD 107<sup>th</sup> Pct. NCO Officers Zakian and Afanasewicz for monitoring and seeing to the removal of abandoned and illegally long-term parked vehicles on Park Drive East. We will continue to monitor and report these vehicles as well. Please report any vehicles you suspect as being abandoned to 311. In addition, the 107<sup>th</sup> has begun issuing summonses to cars blocking the fire hydrants.

Save the date: We will be having for our Annual Shareholders meeting on Monday, May 11<sup>th</sup> at 7 P.M., @P.S. 219Q, 144-39 Gravett Rd. Kew Gardens Hills.

Stay safe, stay warm and look forward to the start of spring, which is right around the corner!

*Carol*

Carol Sorensen, President



*"Behold my friends, spring is come; the earth has gladly received the embraces of the sun, and we shall soon see the results of their love." Sitting Bull*

NOTE: IT IS AGAINST NYC LAW AND HYDE PARK GARDENS' RULES TO WALK YOUR DOG OFF LEASH. VIOLATORS WILL BE FINED. Please send photos of unleashed dogs to the office.



## 2020 HOLIDAY SCHEDULE

**There will be no holiday interruptions in garbage pick-up during March.**

**Please do not put ANY bulk out after 12 noon on Fridays. Bulk will not be picked up until Monday and will have to sit around for 3 days creating a hazard and an eyesore.**

**\*\*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.

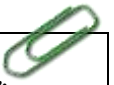
## DAYLIGHT SAVINGS TIME

Daylight Savings Time begins on Sunday, March 8<sup>th</sup>, 2020. Don't forget to move your clocks forward before you go to bed Saturday night, March 7<sup>th</sup>.



**NOTE: Included in this issue in the back:**

- +SAVE A LIFE FLYER-PLEASE READ\*\*
- +NYC Sanitation Exam
- + Social Security Scams warning
- + Garage Parking



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





### **RENOVATIONS REMINDER**

ALL residents should always call the onsite management office first for any work they are thinking of doing to avoid an unnecessary fine. **In order to do any home renovations, you must fill out a renovation/alteration package, receive permission or a \$1000 fine will be charged followed by possible legal action.** In addition, by not removing **all construction debris from the property residents face a fine.** The form can be found online at the Corporation's web site **hydeparkownerscorp.com**. The Board has updated the renovation package.



### **A SAFETY CHECK-UP**

This is a reminder to check on all your smoke detectors and carbon monoxide detectors to make sure they are in good working order. You should conduct this check the first day of every month. This would also be a good time to check the dates on your fire extinguishers to make sure they are still usable. If you don't have one, now would be a good time to get one or two. One should be kept in the kitchen and an additional one should be kept in the vicinity of the bedrooms.

Under the law, residents will no longer be able to purchase a smoke detector or CO detector with battery life less than 10 years. The law requires that all new smoke detectors have a battery life of 10 years AND are tamper resistant. The co-op purchases a combination smoke and CO unit with a lithium battery and will install them at the owner's request for a charge back of \$50.00.

Residents are not required to replace what they currently have until the existing device stops functioning.



### **1098 CO-OP TAX FORM**

The 1098 Tax Statement was sent out to all Shareholders by the Management Company at the end of January. If you have not received it, please call the onsite office for the information. They will not have a copy of the form but will be able to provide you with the information needed for your accountant.



### **PROPERTY PROJECTS**

The Board is currently assessing the needs of Hyde Park Gardens that must be addressed including additional concrete replacement.



### **FIRE SAFETY: CLOSE THE DOOR**

FDNY Commissioner Daniel A. Nigro is urging all New Yorkers to close the door when escaping a fire; following two serious fires in Brooklyn and Manhattan that have injured 27 people. "If you are escaping a fire in your home or apartment, I strongly urge all New Yorkers to 'Close the door' to reduce the spread of fire," said Commissioner Nigro. "Leaving a door open allows the fire to grow rapidly, spread throughout the building, and puts the lives of building occupants and responding Firefighters in grave danger."



### **AUTO WHEEL THEFTS**

Unfortunately Hyde Park Gardens/Kew Gardens Hills has become victim of the city-wide wheel thefts, especially targeting Hondas. The Auto Crime Division is heading the investigation and is working closely with the 107<sup>th</sup> Precinct to catch those responsible. All patrol Officers are especially keeping an eye out during the overnights to prevent more thefts. They are recommending you park in well lit areas, preferably with a decent amount of traffic, and purchasing locking lug nuts for tires. Do not keep the lug nut key in your glove box and turn your wheels all the way to the right or left when parking.



### **TELEPHONE SCAM ALERT**

Telephone solicitations from the "National Police Support Fund" have been received in the area. They were looking for at least \$15 and upwards of \$50-\$75 and claiming to be a 527 organization. Reports indicate that one of the phone numbers used is 866.487.4515. A check on this company reveals that it is some sort of political group with no affiliation to any Law Enforcement Organization. It is a hoax with a BBB warning out of Missouri with other negative information to be found via Google. It is advised that people ignore the call and caller and immediately hang up the phone.



### **RECYCLE SCAVENGERS**

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

## MONTHLY ELECTRIC USAGE

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
December 2019	\$51,371.91
January 2020	\$73,398.16
February 2020	\$66,033.67



## ENERGY TIPS



March is Daylight Savings Time with the focus of course on saving energy.

- Now is the time to clean the refrigerator inside and out. The ideal temperature setting is between 37-40 degrees. Cleaning the coils underneath will help your refrigerator perform better and last longer.
- Make sure you have changed your lighting to either CFL or LED. Lighting experts say that LED's are the best choice for energy efficiency. Although the LED's are more expensive upfront, they can last for up to two decades, save you 75% or more in energy costs, and offer superior color and brightness.
- Take advantage of the extra sunlight. Natural light is a great way to reduce your energy costs. Instead of hiding behind closed blinds, open them up and let the sunlight brighten your home.

## 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**

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



## 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.



## 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.

## 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**

### **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 10th 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.**

### **MAKING PAYMENTS AT THE ONSITE MANAGEMENT OFFICE**

Residents should be advised that payments made at the onsite office are picked up by **Federal Express twice** a week: Wednesdays and Fridays. **If you make your payment after the normal pickup day, it will sit until the next pickup.** All payments are date stamped when received in the office for proper accounting. Residents who MAIL their payments to the onsite office are encouraged to mail the payment directly to the GOP Lockbox at:  
**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](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.



### **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.



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



**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 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.



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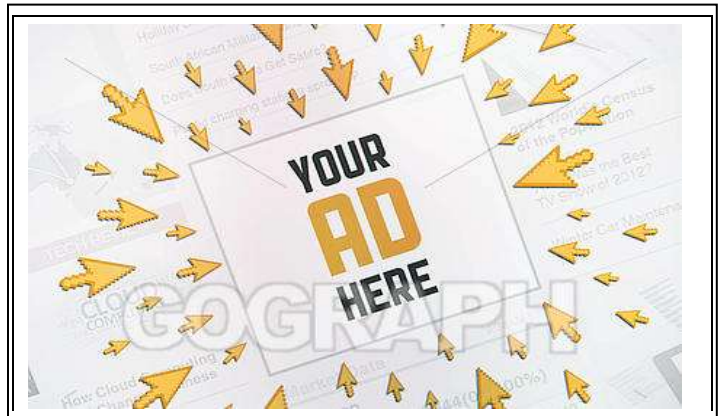
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# NYC Sanitation Exam

**New York City Sanitation Worker  
Exam being scheduled for Mid-2020.  
Application Period: June 3rd to June  
23rd, 2020.**

Starting Salary \$47,371 goes to  
\$89,339

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# Save Margaret's Life, Share Your Spare



Margaret was diagnosed with End Stage Renal Disease in 2018. She is in desperate need of a kidney transplant. Margaret was recently placed on the transplant waiting list, but the wait time is approximately 7-8 years. As an emergency manager, Margaret helps coordinate procedures and plans to respond to natural disasters and other emergencies to ensure the safety for the city she loves.

**Margaret's best chance for survival is a living donor...**

Patient Name: Margaret Vazquez

Patient's DOB: 12/26/1978

Blood Type: O



Find us on **facebook.**  
**@SaveMargaretsLife**



If you're interested in learning more about being Margaret's living donor, please contact the Living Donor Team at  
**(516) 472-5800**





## MYTHS & FACTS OF LIVING DONATION

### MYTH

Living kidney donors cannot live a healthy life with just one kidney.

### FACT

Living kidney donors can live a healthy, normal life with one functioning kidney. One kidney is able to function as well as two.

### MYTH

Living kidney donors must be one of the recipient's family members in order to be a match.

### FACT

Living kidney donor does not need to be biologically related to the recipient. Donors must have negative lymphocytotoxic crossmatch, a compatible blood type and a number of HLA antigens in common with the recipient.

### MYTH

Living kidney donors cannot choose the person they want to donate their kidney to.

### FACT

Living kidney donor can absolutely choose the person they wish to donate their kidney to. However, there needs to be a match between the donor and recipient.

### MYTH

Only adults under the age of 50 can donate a kidney.

### FACT

Adults (18 or older) can be living kidney donors. The age limit at Northwell Health for a living donor is 70 years old.

### MYTH

Donating a kidney is a dangerous procedure.

### FACT

Most donors spend 1-3 nights in the hospital and are able to return to work in 2-3 weeks. The risk of complications is very low.

### MYTH

Donating a kidney reduces the donor's life expectancy.

### FACT

Donating a kidney does not reduce the donor's life expectancy. Actually, people who have donated a kidney outlive the average person.

### MYTH

Out-of-pocket expenses for the living donor will be costly.

### FACT

The recipient's insurance covers the transplant and follow-up appointments. Lost wages and medical treatment post transplant is NOT covered by the recipient's insurance. There are programs that can assist in lost wages.

### MYTH

Living kidney donors will not be able to return to the lifestyle they once had.

### FACT

Most living donors are able to return to an independent life when they arrive home. After full recovery, a person will be able to return to their daily routine.

# Beware of Social Security Phone Scams



Securing today  
and tomorrow

Telephone scammers are pretending to be government employees. They may threaten you and may demand immediate payment to avoid arrest or other legal action. Do not be fooled!

**If you receive a suspicious call:**

1. **HANG UP!**
2. **DO NOT GIVE THEM MONEY OR PERSONAL INFORMATION!**
3. **REPORT THE SCAM AT [OIG.SSA.GOV](https://oig.ssa.gov)**



## What to look out for



The caller says there is a **problem** with your Social Security number or account.



Any call asking you to pay a fine or debt with retail gift cards, cash, wire transfers, or pre-paid debit cards.



Scammers **pretend** they're from Social Security or another government agency. Caller ID or documents sent by email may look official but **they are not**.



Callers threaten you with arrest or other legal action.

## Be Alert

Social Security may call you in some situations but will **never**:

- » Threaten you
- » Suspend your Social Security Number
- » Demand immediate payment from you
- » Require payment by cash, gift card, pre-paid debit card, or wire transfer



## Be Active

Protect yourself and your friends and family!

- » If you receive a questionable call, just hang up and report the call at [oig.ssa.gov](https://oig.ssa.gov)
- » Learn more at [oig.ssa.gov/scam](https://oig.ssa.gov/scam)
- » Share this information with others

# IMPORTANT MEMORANDUM

**To:** All Residents of Hyde Park Gardens

**From:** Management

**RE:** Idling in Garage Accommodations

It has been brought to our attention that residents are idling their cars in the garages and/or using their automatic starters to start their vehicles with the garage doors completely closed. **Neither should be occurring.**

Idling your car in a garage is dangerous to you and the residents that live above the garage accommodations as well as those in neighboring attached garages, even with the door open. It is dangerous and exposes all to carbon monoxide and other noxious gases. If the garage has a household above, those fumes can also enter the household putting those residents at harm.

To prevent carbon monoxide poisoning:

- **NEVER** run engines in a garage, even if the garage door is open.
- Make certain all vehicles are tuned up and running clean.
- Check and repair exhaust system leaks.

When starting a car and leaving from the garage:

- Make certain everyone is in the car and ready to leave.
- Open the overhead garage door before starting the car.
- Start the car and immediately back out.
- Shut the garage door.
- Immediately drive away.

As an additional note, **residents should NOT be backing into the garage accommodations.** You should only be pulling in front first into the garage so that the exhaust is towards the back of the garage so that when you start the car and immediately back out, the fumes are not left within the garage. Residents that cannot abide by this will lose their accommodation permanently for the safety of all. There will be no exceptions made.





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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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