

HYDE PARK GARDENS NEWSLETTER

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APRIL 2019



A Personal Message from the President

PLEASE NOTE THAT THE ANNUAL SHAREHOLDERS MEETING WILL BE HELD AT P.S. 164 @138-01 77th Ave. Monday, May 13th at 7 P.M. The Board has completed the Annual Shareholders report and notices for the upcoming Annual Shareholders meeting. They will be mailed on April 9th with the 2018 year-ending Financial Statement that was prepared by the accountant. We are constantly telling shareholders how important it is to be informed and know what is happening with your investment, please make sure to read the contents of the annual package as it will explain all that has happened on the property this past year.

Earth Day, which is on April 22nd and began in 1970, is a way to celebrate our planet Earth. Let's honor this day by respecting our environment. Every month we make recommendations about how we can conserve energy. Please check out our suggestions in our Energy Tips column.

Carol

Carol Sorensen, President



"It's easier to fool people than convince them they've been fooled." Mark Twain

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



2019 HOLIDAY SCHEDULE

There will be no staff and the Management Office will be closed in observance of the Good Friday, April 19th. There will be an on-call super **FOR EMERGENCIES ONLY.**

Please do not put ANY bulk out after 12 noon on Thursday, April 18th. Bulk will not be picked up until Monday, April 22nd and will have to sit around for 4 days creating a hazard and an eyesore.

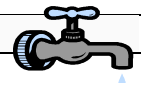
On weeks with no holidays, please do not put any bulk items out after Friday noon or it will stay on the property through the weekend.

****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.

SPIGOTS

The water spigots will be turned on for use early in May. There are over 300 spigots on the property so please be patient. Please use them wisely, watering only in the early morning or late in the day; please don't let the water run endlessly. Washing vehicles on the grounds is not permitted nor are pools. Please report any leaking spigots to Management.



NOTE: Included in this issue:

BBQ Memo
Fatberg Fact sheet





WINTER INTO SPRING

With the winter over, many residents will soon start to turn their attention to spending more time enjoying the outside. Our crew has started to do their spring cleanup on the property. Our outside landscaper will continue to provide additional landscaping services for the property including cutting grass, edging and trimming the shrubs. They will be blowing out all debris from within gardens. Working with the outside landscaper is a work in progress and as we move into the spring and summer, some adjustments may be needed. **We will be asking those who maintain their own gardens to let the office know if you do not wish to have the landscaper tend to your plot.** We will be giving all the addresses to the landscaper to ENSURE that the landscaper does not go into the garden and ruin any of your work **You must mark it immediately with flags available at the office so the landscaper will not touch your garden.**



BARBECUES

With barbecue season soon upon us, we wanted to take a moment to remind everyone about the barbecue rules. Based upon section 307.5 of the NYC Fire Code, only barbecues designed for use with 16.4-ounce propane containers may be used or stored on Hyde Park's premises. **By law, 20lb tanks are not permitted on the property and will be removed immediately on sight by our staff.** Please read the barbecue rules enclosed in the newsletter.



PROPERTY PROJECTS

Window install has resumed, weather permitting, from the final list. No additional window installs will be approved.



GARDENING AT HYDE PARK

With spring right around the corner, if you are planning to garden, please remember the following:

- Vegetables and fruit plants are not appropriate for this development and may not be planted. **We have informed the landscaper that if their crew comes upon vegetables or fruit plants outside, they are to immediately remove them without notice-** there will be NO opportunity to take them inside, so please do not plant them.
- Your gardens should not be larger than 3 feet in depth and large plants may not overhang the walkways.
- If you are using planters and pots, please place them only along the edges of the walkways, not in the center or in the way of our crews cutting the lawns. Please make sure they are not posing a trip hazard. If they are not being used, please put them away.

Please do not permanently install benches, wrought iron chairs or picnic tables.



TERMITES

Every year, in spring, termites begin their annual swarm, flying out of their nests and taking up residence in homes to eat the wood and cause expensive damage. If you see a swarm of termites, please call the office immediately so the exterminator can check. The corporation pays for a yearly contractor to prevent any termites from inhabiting our property. All termite traps will be inspected, baited and replaced if needed this month.



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



ENERGY TIPS

Earth day is April 22nd. Let's do our part here at Hyde Park to help save our earth!

- *Unplug all appliances and tools when not in use
- *Bike to errands - It's one of the most healthy, economical, fun and environmentally friendly ways to commute! Visit Public Safety's Web site for bike safety tips, maps, and additional resources.
- *Recycle all materials and please dispose in proper receptacles
- *Purchase and use reusables (cups, glasses, plates, etc.).
- *Repair items, like shoes and leather goods, when feasible
- *Donate rather than dump clothing, furniture, and additional items



OUR SUGGESTIONS/MAIL BOXES

These are the suggestions we have received from our residents. We try and print them just as we have received them.

SUGGESTIONS MUST BE SIGNED OR THEY WILL NOT BE ACCEPTED.

Initials are not considered a signature.

➡ **No suggestions submitted**



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.



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.**



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**



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.



IMPORANT 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.



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.



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 is at 9 p.m.



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.



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.

DOG ISSUES



DO NOT WALK YOUR DOGS IN THE COURTYARDS OR ON THE LAWNS OR UNDER YOUR NEIGHBOR'S WINDOWS. PICK UP YOUR DOG'S POOP. VIOLATORS WILL RECEIVE FINES.

SCAM ALERT: If you receive an email with any of these images in the email, delete immediately. The links attached will steal your personal info.

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See site for details on the requisite payment.

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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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To: ALL Hyde Park Owners Corporation Residents

Re: BARBECUES

The rules for barbecues are as follows and are in accordance with section 307.5 of the New York City Fire Code applicable to multiple dwellings:

- Only charcoal burning and portable barbecues designed for use with propane containers with a capacity of 16.4 ounces may be stored or used on the premises. **If your barbecue uses propane tanks larger than 16.4 ounces, you must remove it from the property. Many standard outdoor barbecues use the 20lb. or larger propane tanks, which are not designed for use with the smaller tanks and these barbecues are not permitted by law on the property.**
- According to NYC law, your barbecue must be at least **15 feet** from the buildings, away from overhanging branches. If you have mounted your barbecue closer to the building for use, you must immediately move it. No exceptions.
- Residents should never leave a grill unattended once it is lit.
- A fire extinguisher meeting the requirements of FC906 with minimum 4-A rating or garden hose must be readily accessible when the barbecue is in use.
- Children are not to play near a barbecue even after the fire is out as barbecues remain hot for quite a while following use.
- Position your barbecue so that the smoke does not go in your neighbors' windows.
- All barbecues must be kept clean, with all food accumulations removed and the grease pan cleaned after each use.

IF YOU USE PROPANE GAS

- You may have no more than two (2) 16.4 ounce tanks of propane gas on the property at any given time. **By law, 20 lb. tanks are not permitted on the property.**
- Propane gas is highly flammable; you must check your hoses for cracks and holes before each use.
- Tanks must be stored properly: tanks should be kept upright, and when not in use the tank valve must be in the OFF or CLOSED position.
- Barbeques must be covered with a green or black covering and neatly placed out of sight when not in use.

IF YOU USE CHARCOAL

Charcoal MUST NEVER be dumped in the street, around trees, in the grass or anywhere on the property after use. Coals must be watered down and wrapped in foil to be disposed of properly. The Board is committed to have our community enjoy the wonderful outdoors in a safe manner while considering the welfare of all our residents.

Trash it. Don't Flush it.

The Four P's

FLUSH 'em! Poop, pee, puke, and toilet paper are the **ONLY** things to flush down the toilet.



Wet Wipes

TRASH 'em, even if they're "flushable."



Cooking Grease

TRASH it. Let it cool, then put it in a sealed container and throw it away.



But why?

Wet wipes—yes, even the ones that say "flushable," condoms, feminine products, paper towels (and all the other stuff) that you flush down your toilet enters our sewer system and mixes with the grease that you have poured down your sink. This mix of personal hygiene products and grease can create "fatbergs" in our sewers.

Hold on. What are fatbergs?

The word "fatberg" combines the words "fat" and "iceberg" to describe the masses of congealed grease and personal hygiene products that have been found lingering in sewers around the world.

They are **HUGE, DISGUSTING, DESTRUCTIVE, and COSTLY!**

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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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