

HYDE PARK GARDENS NEWSLETTER

137-07 Jewel Avenue, Kew Gardens Hills, NY 11367

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www.hydeparkownerscorp.com

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AUGUST 2018

A Personal Message from the President

Midsummer and the work is moving along. The outer facades and mailboxes are almost done, and the window replacement is in progress. I am looking forward to seeing the matching shutters installed. It should be beautiful. Boiler #11 replacement is complete and boiler #8 is in progress. We should have the final boiler #1 done before the winter. Roof and siding damage from all the storms will also be repaired in time for the onset of winter. We are also installing a boiler sensor system in order to regulate heat distribution.

On another front, board members and residents from Hyde Park and Joyce Gardens have been hard at work collecting petition signatures to get a 4-way and 3-way stop sign installed along with the possibility of speed bumps. We are dedicated to keeping our community safe, assisted by our Community Police Officers Afanewicz and Bhatt, and Henry Yam, the community liaison from Rory Lancman's office. Thank you, Assemblyman Rosenthal, for bringing DOT and CB8 members to our neighborhood to make them aware of our situation.

Please see the flyers in the back of the newsletter. We have included *How to Recycle* flyers in English and Chinese. Please place them on your refrigerator for reference. **THERE IS ALSO AN IMPORTANT NOTICE ON INSURANCE.**

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



Hope is wishing something will happen. Faith is believing something will happen. Courage is making something happen.

2018 HOLIDAY SCHEDULE

There will be no garbage pick-up on Labor Day, Monday, Sept. 3rd 2018. The Management office will also be closed Sept. 3rd. **We ask that residents do not throw out any bulk after Friday at noon as it will remain on the property until Tuesday, Sept. 4th.**

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 1ST 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 2018

When: Tuesday, August 7th – 7:00 p.m.

Where: Electchester Shopping Center

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



PLEASE BE SURE TO CHECK THE BACK PAGES OF THE NEWSLETTER FOR SOME INFORMATIVE FLYERS

**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



AFTER HOURS CALLS

After Hours Calls are especially for repairs. Repairs are made during normal business hours 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 and DO NOT CALL security except for gas leak or pipe burst.**

The answering service only picks up calls made to the main number (718) 263-9680 during off hours so 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 107th Precinct directly at 718-969-5100.



PROPERTY PROJECTS

The following projects are in progress:

Windows, Outer Vestibule Façades,

Mailboxes, Heat sensors

Shutters starting date to be determined



SPEED BUMPS

Speed bumps will be placed on Compactor road. If they work as anticipated, they will then be placed in other driveways where there continues to be a speed problem.

We have been informed that speed bumps have been approved for Park Drive East. It's awaiting installation by DOT. We are still working on 68th Drive.



MOSQUITO CONTROL

Officers Afanasewicz and Bhatt, our community coordination officers have contacted the NYC subcontractor for mosquito control about using a multi-tier attack against the mosquito problem on Park Drive East.



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.



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



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.



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.



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 ELECTRIC USAGE

January 2017	\$75,559.65
February 2017	\$74,257.34
March 2017	\$69,449.38
April 2017	\$55,467.81
May 2017	\$51,782.77
June 2017	\$58,602.00
July 2017	\$89,746.15
August 2017	\$101,032.56
September 2017	\$94,945.57
October 2017	\$80,690.26
November 2017	\$66,766.87
December 2017	\$61,366.66
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



ONLINE PAYMENTS

Many of our residents have taken 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.



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.

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.**



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.



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



STORAGE ROOMS

The storage rooms open each morning 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 make sure to 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.

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.



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.



With your help, it's all falling into place.



As of January 2015, 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 ECYCLE PICKUP.**

RECYCLE SCAVENGERS



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

INSURANCE

Recently there was a fire on the property that involved four families who are now not able to live within their homes until all work is completed. 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, 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 is the single most important purchase you will ever make – why wouldn't you make sure it was insured?

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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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、餅紙或軟紙

箱子要壓平並捆紮或 在袋子裡。訂書針和閱覽信封無妨。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。

 將回收桶放置在您分享郵件和收票紙包裝的地方。去除地址標籤和撕毀或切碎機送郵件無妨。

金屬



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玻璃

瓶和罐



紙板盒



不回收 電池、塑膠袋、擠壓軟管和袋子或泡棉

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掉。

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。

 當然，此宣傳單是用回收紙打印的。

nyc.gov/zerowaste
f t i n NYCzerowaste



Bed Bugs

QUICK STATS:



Color:

Mahogany to red-brown



Shape:

Flat, broad oval when unfed; swollen and elongated when fed



Size:

¼ inch long



Region:

Found throughout the U.S. and the world



Bed Bugs

Cimex lectularius Linnaeus

OVERVIEW:

Bed bugs get their name from their habit of hiding near beds, which allows them to feed on human hosts while they sleep. Bed bugs were mostly eradicated in the developed world for many years. Several factors led to their resurgence in the 1990s, including increased international travel and a lack of public awareness about prevention. Today, one out five Americans has had an infestation or knows someone who has encountered bed bugs.

HABITS:

Bed bugs are excellent hitchhikers. They will hide in luggage, purses, laptop cases and other personal belongings in an effort to find a human food supply. They are elusive creatures. They can hide in bedding and mattresses. Bed bugs can also hide behind baseboards, in electrical switch plates and picture frames, behind wallpaper and nearly anywhere inside a home, car, bus, hotel, college dorm, etc.

THREATS:

Bed bugs are not known to transmit diseases, but their bites can become red, itchy welts. People with infestations may experience sleeplessness, anxiety and social isolation.

PREVENTION:

- Change your bed linens often. Inspect bedding for shed bed bug skins and blood spots.
- Inspect hotel rooms before you settle in. Set your luggage away from walls and furniture, including the bed.
- When you get home from traveling, inspect your suitcase. Store clothes in a sealed plastic bag until they can be washed and dried on high heat.
- Examine secondhand furniture before bringing it home.
- If you suspect you have bed bugs, don't just sleep in a different room. This just expands their territory.
- It is imperative to seek professional pest control to address a bed bug infestation.

DID YOU KNOW? Bed bugs...

- lay 1-5 eggs in a day and up to 500 eggs in a lifetime.
- live for several months without eating.
- withstand temperatures from nearly freezing to 122° F.
- ingest seven times their weight in blood, equivalent to an average male drinking 120 gallons of liquid.



For more information, visit PESTWORLD.org



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 NASSAU COUNTY DCA LICENSE# (H18F7940000)**

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