

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
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Hedy Levine, Director
Florence Fisher, Director
Israel Spira, Director



MAY 2018



A Personal Message from the President

By now, all shareholders should have received the Annual meeting package with the Notice of meeting, Agenda, Proxy, Report to Shareholders, Smoking Policy and Financial Report. It is important that all shareholders send in their proxy as soon as possible so that we can achieve a quorum for our Annual meeting which will be held at 7p.m. on Monday, May 14th @P.S.219Q. Without a quorum, we cannot hold a meeting. If shareholders submit their proxies ahead of time, we can be assured of having a quorum, and can avoid having to knock on every shareholder's door in order to collect them. Just drop it off at the office or fax it to (718)520-0185 or email it to tmckeon@metromanagementdev.com.

When you attend the meeting, your ballot will automatically supersede your proxy. We can all work together to make our Annual Meeting a success.

I can't stress enough how important it is for our community to come together and be included in our discussion of what has been and what is yet to come. Your input is invaluable to us. This is your home, your investment, your community. I look forward to seeing you all there.

Please find attached to this newsletter for your convenience, the Gardening Rules as a reminder for all residents.

Carol

Carol Sorensen, President

"We realize the importance of our voices only when we are silenced." Malala Yousafzai



2018 HOLIDAY SCHEDULE

There will be no garbage pick-up for:

Memorial Day, Monday, May 28th 2018.

The Management Office will be closed in observance of this holiday.

Please do not put any bulk items out Friday noon through Monday, or it will stay on the property until Tuesday.

****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 by your garbage cans. ****

As always, a superintendent will be on call for emergencies after-hours and weekends at 718-263-9680.

There will be an on-call super 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 by your garbage cans. ****

As always, a superintendent will be on call for emergencies. 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 the week of May 8th. 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.

HEATING SEASON REMINDER



Heating season is from October 1st until May 31st of each year by law.

AIR CONDITIONER NOTICES

The Annual Air conditioning/Washer Dryer Notice is being mailed out in May. Please make sure you return the completed notice as soon possible as well as whenever you add an additional air conditioner unit to avoid incurring a fine. Portable air conditioners must also be reported. Residents should only have as many portable vents in the windows as they do portable air conditioning units within the apartment so that there is no question as to the number of portable units that you have. Failure to comply with this request will result in billing for an additional air conditioning unit(s). The air conditioner charges that are billed to shareholders are an **ANNUAL** fee based on summer usage only, billed to you in 12 equal monthly payments for your convenience. The \$360 per unit charge will not cover actual summer usage if residents are not mindful of turning off the units when not needed. Units-new or replacement, must be installed through the wall and may not be installed in the window.

OUTSIDE PARTIES



With summer right around the corner and the first holiday (Memorial Day weekend) at the end of the month, we would like to remind residents that large parties are not permitted anywhere on the grounds nor are tents or tented gazebos. It is unfair to others to have to tolerate large groups of strangers, tables, chairs, music, dancing, etc., throughout the grounds. Private parties should remain private and should be held indoors. Fines will be imposed for violations of the House Rules.

BALL PLAYING



Please do not play ball: soccer, baseball, golf in the courtyards. Recently we've had broken windows, several residents hit in the face by flying soccer balls and trampled gardens on which your neighbors work hard.

SWIMMING POOLS



Pools of any size –from kiddy pools on up - are not allowed here at Hyde Park Gardens. **Our staff will remove pools put out on the property without any notification to the residents.** Pools use an amazing amount of water and will totally undermine any savings realized by our water conservation program. If we are unable to save money, then the costs will have to be passed on to the residents. The use of sprinklers to cool off children is allowed as they serve double duty...they will also water our grounds. Please don't let the sprinklers run non-stop.

USE OF GARDENS



The outside grounds of Hyde Park belong to Hyde Park, not to any one of the resident shareholders or tenants as a reminder before the office starts receiving complaints about neighbors NOT sharing the outdoor gardening space as we have in the past. If neighbors cannot share, then they cannot use it. It's that simple. Work with your neighbor to ENHANCE the property together. It's for everyone's benefit. People, please play nicely.

PROPERTY PROJECTS



The following projects have resumed weather permitting: **Windows, Outer Vestibule Façades, Mailboxes.**

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 this month

THE MANAGEMENT OFFICE IS OPEN MONDAY through FRIDAY
8:30 a.m. to 4:30 p.m.



BARGOLD PRICE INCREASE

Bargold Storage Systems has informed us that they will be raising the rent on their storage units by \$3.00 per/mo. As of May 1st. All occupants will be receiving a letter from Bargold. They can be reached at (718) 247-7000 x111.

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.



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**

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 107th Precinct directly at 718-969-5100.



IMPORTANT PHONE NUMBERS

Management Office Phone: 718-263-9680
Management Office Fax: 718-520-0185
SECURITY: 1-917-337-8046

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**





ENERGY TIPS: USING YOUR AIR CONDITIONERS EFFICIENTLY

- Set your air conditioner to no cooler than 78 degrees; lower than 78 degrees can increase our costs by up to 40 percent
- Don't air-condition an empty room.
- Use a timer to turn on your air conditioner a half hour before you return home rather than having it run all day.
- Clean or replace air-conditioner filters at least once a month during the cooling season.
- Use fans whenever possible instead of air-conditioning. Fans use far less energy than air conditioners and often can provide the same level of comfort.
- Alternate the use of air-conditioning and fans. When you're comfortable, shut down your air conditioner and turn on the fan. This approach can cut air conditioner use by up to 40 percent
- Shade windows that face south, east, and west. Keeping windows, drapes, and shades closed during the day helps keep unwanted heat out of your home. About 40 percent of unwanted heat comes in through windows.
- In the summer, run your washing machine, dryer, and dishwasher early in the day or at night when it's cooler.



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

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

STOP
NO SMOKING

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.





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

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.

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.



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 RECYCLE PICKUP.**

RECYCLE SCAVENGERS

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

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 GARDENING RULES

Gardening has always been encouraged at Hyde Park and we are happy that so many of our residents take the time and effort to beautify the property's environment. Please be considerate and remember to think of the overall appearance of the property as well as your neighbors when planting. If you are not willing to spend much time maintaining a garden, please do not start one. It is particularly a problem when gardens are planted and then not tended to, so that the weeds are sometimes bigger than the plants or flowers.

Some reminders for this spring:

- Gardens should not be larger than 3 feet in depth from the wall or bushes.
- Large plants, such as sunflowers may only be placed in the back of the garden against the buildings and away from overhanging all walkways.
- No obstacles should be placed in the way of our maintenance crew cutting the lawns. Planters and pots are not to be placed in the center of walkways, only along the edges and not on a walkways. No plants are to be planted in the center of a walkway.
- Vegetables and fruit plants are not allowed to be planted and will be removed by the staff if found.
- If you are using an edging border in your flower beds, it is to be well maintained at all times. We will remove edges if they start falling down or breaking apart.
- At the end of growing season, all dead flowers and weeds are to be cut down. Flower pots are to be removed and placed out of the way and out of sight. Any pots left in the way will be removed by maintenance and discarded.
- We ask residents to not permanently install benches, wrought iron chairs, or picnic tables anywhere on the property. These items should be removed when not in use.

We thank you for your cooperation in assuring that Hyde Park keeps looking pretty and clean.

Board of Directors

Property Theft.

NEVER LEAVE YOUR PERSONAL PROPERTY UNATTENDED

What Can I Do?

Purse

Carry your purse close to your body. Never wrap the strap around your body.



Headsets

White headsets are a dead giveaway. Protect your musical device by keeping it out of sight.



Wallets

Never Carry your wallet in the rear pants pocket which is one of the easiest to pick.



Car Items

Place items out of sight in the trunk of your vehicle prior to reaching your destination. Never leave packages in the vehicle.



Distractions

Be wary of distractions. Sometimes one perp diverts your attention while another picks your pocket or steals your belongings.



Laptops

Don't leave laptop computers unattended -- even for a minute.



Instincts

Follow your instincts. Remember, "If it seems too good to be true, it probably is."



Report It.

Immediately report a theft or suspicious activity to the NYPD by calling 911.



Cell Phones

Hold on to your cell phone and keep it secured out of sight when not in use.



Cash & Cards

Carry only the amount of cash or number of credit cards necessary to make your purchases for the day.



Handbags

When in a bar or restaurant, don't leave your handbag over the back of your chair, on a stool or on the floor.



NYPD

www.nyc.gov/nypd

Don't Give Bad Guys a Good Deal

Cash

Do not carry large amounts of cash.



Teams

Pickpockets usually work in teams of two or more people. They take their time, stalk their victims, and strike when the victims are most vulnerable. Always be aware of staged distractions. Pickpockets may drop something in front of you or cause a loud commotion near you.



Substitute

When possible, carry cash substitutes such as traveler's checks or credit cards. Keep a written record of your traveler's checks and credit cards numbers, and keep them in a safe place.



Property

Do not leave your property unattended, not even for a brief moment, and beware of distractions. While waiting for a service or departing to another destination, keep all of your property in view at all times.



No Back Pocket

Never carry your wallet in your rear pants pocket.



Purse

When carrying a purse, firmly grasp the top portion of the purse while shopping, waiting for or riding public transportation. Never leave it unattended or on the back of a chair.



Backpacks

Backpacks are big targets for thieves- in order to become a less likely target carry your backpack in the front of your body, secure zippers and do not put wallets in outer compartments.



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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)
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