

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
D. Lavelda Davis, Treasurer

Hedy Levine, Director
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AUGUST 2017

A Personal Message from the President

Hello August. Give us the best you have! I hope everyone is enjoying their summer. There is so much going on here at Hyde Park: new mailboxes, the outer façade replacement has begun; new windows are out for bids; freshly painted garages. I can't wait to see the new and improved Hyde Park Gardens!

On the other hand, we have also been busy with multiple broken pipes and a gas line that had to be shutdown. Our plate here is full as we balance the good with the bad!

On another note, the response to the smoking survey was very disappointing. We want to give everyone a voice in what happens here, yet too often – from Annual meetings to surveys – the response falls quite short. Without participation of the residents, this will go nowhere. We need 75% approval in order to amend the by-laws. To date, out of 746 apartments, only 249 have responded – only 33% of our residents. It's not too late to submit your response, if you haven't yet done so. The results of the survey can be found further on in the newsletter.

We have enclosed a flyer in the back of the newsletter for an on-property Arts & Crafts program for children. Be sure to check it out!

Please remember to be considerate of your neighbors and don't impose your noise, cigarette smoke or barbecue smoke on them. It makes for better, happier neighbors.

Carol



Carol Sorensen, President

Kindness should become the natural way of life, not the exception – Buddha

2017 HOLIDAY SCHEDULE

There will be no garbage pick-up on Labor Day, Monday, Sept. 4th 2017 as it is a holiday. **The Management Office will be closed in observance of this holiday and our crew will be off.**

We ask that residents do not throw out any bulk after Friday at noon as it will remain on the property until Tuesday Sept. 5th.

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.

STARTING 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 2017

When: Tuesday, August 1st – 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.



AIR BAG THEFTS IN QUEENS

Police are warning of air bag thefts in Queens targeting mostly Hondas and Nissans.

SMOKING SURVEYS

As was mentioned earlier, only 249 (33% of residents) responses were received. The results are as follows:

“Yes” responses to limiting smoking:

Both outside and inside: 116

Inside only: 49

Outside only: 31

Yes but no choice made: 3

“No” to limiting smoking: 44

Other – (no answer to yes or no): 6

MONTHLY ELECTRIC USAGE



| | |
|----------------|--------------|
| June 2016 | \$54,015.56 |
| July 2016 | \$86,466.82 |
| August 2016 | \$113,045.68 |
| September 2016 | \$125,571.59 |
| October 2016 | \$101,751.32 |
| November 2016 | \$73,279.66 |
| December 2016 | \$69,399.14 |
| 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 |

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. Conserve energy. 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 needlessly warming your home.
- Repair leaky faucets promptly. A leaky faucet wastes gallons of water in a short period of time.
- Use microwaves or toaster ovens instead of the conventional oven or stove.



SMOKING AND SMOKE ODORS

Many residents have been complaining about neighbor smoking on the stoops and benches and in common areas. Everyone is entitled to a smoke free environment. Please limit your outdoor smoking to the outer streets and not in the common areas of Hyde Park.

The corporation takes smoking complaints very seriously. The office will send one notice out to remind the offending parties that in accordance with paragraph 18 (b) of the proprietary lease and paragraph 30 of the House Rules, every shareholder and or every shareholder’s subtenant is required to prevent unreasonable odors from emanating from their apartments and infiltrating other areas of the property, including public areas and other apartments. These odors include odors from tobacco and other smoke producing products. If not taken care of by the first notice and the odor continues, it will be sent over to the corporation’s counsel for further action which may include termination of your proprietary lease.



PROPERTY PROJECTS

Windows: Please call the office

Outer Vestibule Façade: in progress

Mailboxes: In progress



IMPORTANT PHONE NUMBERS

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

THE MANAGEMENT OFFICE IS OPEN MONDAY through FRIDAY

8:30 a.m. to 4:30 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.

STORAGE ROOMS

The storage rooms open each morning at 7 a.m. and close at 9 p.m., weekends included. 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.

RECYCLE SCAVENGERS

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

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**

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. For those residents who are on the parking waiting list waiting for an accommodation, if you are in arrears at the time an accommodation becomes available for you, you 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.

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.



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.

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.



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.



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, both 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.



OUR SUGGESTIONS/MAIL BOXES

These are the suggestions we have received from our residents. **SUGGESTIONS MUST BE SIGNED not initialed OR THEY WILL NOT BE ACCEPTED.**

No suggestions submitted this month





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.

| | | | |
|--|--|--|--|
|  cable-satellite-boxes |  computers |  fax-machines |  hard-drives |
|  keyboards |  laptops |  mice |  mobile-phones |
|  monitors |  mp3-players |  printers-scanners |  small-servers |
|  tablets |  tvs |  vcrs-dvrs-dvd-players |  video-game-consoles |

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.

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 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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Queens Community Civic Corporation, Inc.

68-01 136 Street, Flushing, NY 11367
Phone: 718-261-8015 Fax: 718-520-5316
Hours: 10 AM - 2 PM Tues.-Wed.-Thurs.

Queens Community Civic Corp. Arts & Crafts Program 2017
Applications accepted on first come first serve basis
Limit to 25 children



Once again the Queens Community Civic Corp. will have the Summer Arts & Crafts Program.

The program will begin on **July 11th, 2017** and will run through **August 31st 2017**. It will be held on **Tuesdays and Thursdays, from 10:00 am to 12:30 pm**. Activities will be provided for boys and girls ages five through thirteen.

If you wish your child to be part of this wonderful experience, please fill out the application and return it to the Queens Community Civic Corp. Office at 68-01 A 136th Street as soon as possible. **No lunches will be served.**

Your support is sorely needed. We ask that you make a donation, so that we will be able to continue providing the families of this community with this most needed service.

..... \$40.00..... \$30.00..... \$25.00..... \$15.00



.....
Childs name _____ Age _____
Address _____
Telephone _____ Emergency Contact _____
Allergies _____
Parents Signature _____

I give my child permission to go on walking trips in the neighborhood _____
I do not give my child permission to go on walking trips _____

Summer Program for Youth
Arts and Crafts 2017- Funded by Marc Haken.
Come and have a good time
Tuesday and Thursday 10:00am to 12:30pm



Thank you for your donation

 \$40.00 \$30.00 \$25.00 \$15.00

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BBB Rating: A+



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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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