

HYDE PARK GARDENS NEWSLETTER

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DECEMBER 2016



A Personal Message from the President

I would like to thank all of those residents who contributed to our Toys for Tots collection and for filling several large collection cartons. Your generosity has made the holiday season more joyful for so many youngsters.

If you haven't yet made an appointment for an inspection of those windows you feel need replacement, you better hurry up or you will miss the deadline. Our staff is also making repairs to those windows easily fixed. If you don't call soon, your name will be removed from the list.

November has been really a wonderful month here at Hyde Park with the mostly mild weather and absolutely stunning fall colors of our multitude of trees. I hope you were able to get out and walk around and enjoy the beauty of it all here at Hyde Park Gardens. Let's hope the nice weather continues into December!

The Board of Directors would like to extend our very best wishes for the happiest of holidays and a healthy and happy New Year.

As we look ahead to 2017, I would like to share this quote from Helen Keller with you: *Write it on your heart that every day is the best day in the year. Your success and happiness lies in you. Resolve to keep happy, and your joy and you shall form an invincible host against difficulties.*

Carol

Carol Sorensen, President



2016/2017 HOLIDAY SCHEDULE

There will be no staff and the Management Office will be closed in observance of the holidays on the following days: Dec. 26th, (Jan. 2nd TBA) and Jan. 16th. There will be an on-call super only.

Please do not put ANY bulk out on Christmas weekend and New Year's weekend. Bulk will be picked up 12/26 and 1/3.

Please secure your holiday garbage extra carefully. Please allow our residents to enjoy the holiday with a property free of debris.

****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 will be on call for emergencies at the main office number at 718-263-9680 if you have an emergency.

RADIATOR REMINDER:



If there is a problem with your radiator, please call the office. Do not touch the valves; if something happens to it you will be held responsible and charged for the repair. You can also get badly burned if the valve snaps off because the water inside can be very hot.



HOLIDAY SECURITY

With the holiday season upon us, most people are preoccupied with the details of holiday planning and shopping. Unfortunately, the safety precautions we normally take can be forgotten as the excitement of the season causes us to let our guard down. We would like to take the time to remind you of steps you should take to ensure the safety of you and your family as well as the community. The holidays unfortunately are a time of increase in the burglary rate around the city. We suggest you consider the following safety steps:

- Be alert and aware of your surroundings at all times. Criminals often target people who are distracted.
- When you leave your apartment make sure that your apartment door and all windows are locked. It only takes a few minutes for something to happen.
- When you are not at home, leave a light on.
- Check your apartment locks regularly. If you installed more than 2 locks, make sure they are sufficiently spaced apart or they will create a weak spot in your door.
- If you are planning on being away for an extended time please notify Security and have a trusted neighbor bring in your mail and newspapers or have the post office hold your mail until you return.
- Travel on populated, well-lit streets. If possible, travel with a friend
- Avoid leaving valuables in your car. Whenever possible, place items out of sight in the trunk of your vehicle prior to reaching your destination. Never leave packages in the passenger compartment unattended.
- Don't wait until you have reached your front door to look for your keys. Have them ready in your hand. If a stranger is standing near your door, it may be a good idea not to go in until the situation feels safer.

- Lock your front door immediately upon entering your home.
- If you live in an apartment building, don't buzz in someone who rings your bell until you have verified who it is. This will help protect both you and your neighbors.
- If you have elderly family members or neighbors, please remember to check in on them.

If you see anything suspicious such as strangers hanging around, **YOU SHOULD NEVER Hesitate To Call 911 for any emergency.** Then call Security at 1-917-337-8046. You could be saving your neighbors the trauma of a break-in. These steps are simply meant to ensure the safety of you and all those around you.



HOLIDAY DECORATIONS



We would like to remind everybody that with the exception of Christmas, no holiday lights or decorations may be put up more than 10 days before the holiday and must be removed within 7 days following the holiday. Christmas décor may go up Thanksgiving weekend and may remain up until Epiphany/Three Kings' Day, which is on January 6th. **No blowups or piped music are allowed.** Security will knock asking that you turn off the lights when doing their rounds at 10p.m. so **please make sure that the lights are on a timer set to go off by 10:00 p.m.** Otherwise residents can be fined.

Wreaths may only be hung with an over the door hanger instead of nails or screws. These can be purchased wherever decorations are sold.

Any resident found responsible for damaging or defacing the new doors or woodwork will be required to pay for restoring the damaged property. Thank you for your cooperation.

OUR SUGGESTIONS/MAIL BOXES



These are the suggestions we have received from our residents. Some may be edited.

SUGGESTIONS MUST BE SIGNED OR THEY WILL NOT BE ACCEPTED.

Initials are not considered a signature.

No suggestions submitted this month



OUTDOOR SMOKING



Many residents have been complaining about neighbors 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

ELIMINATING DRAFTS



Please make sure that all of your apartment windows are fully closed and latched. With the cold weather upon us, our maintenance employees have found that the main reason for cold temperatures in numerous apartments **is from the drafts coming from the air conditioner units because they do not have a cover on the interior or exterior of the air conditioner unit(s). They are not expensive; they will block any drafts coming through the air conditioner unit and can be purchased at any local hardware store including Home Depot.** You will be pleasantly surprised at the difference this can make to the temperature of your apartment. Residents will have to cover the units themselves as the co-op does not provide this service.

PROPERTY PROJECTS



Windows: Please call the office to arrange for an inspection of the windows you feel need replacement. Our staff may be able to repair them. All those who have not responded by the end of December will be removed from the list.

RECYCLE SCAVENGERS

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

SNOW REMOVAL



With the onset of winter, we would like you to know that our staff handles all of the snow removal for the entire property. We make every effort to remove the snow after a snowfall quickly to make travel easier and safer for our residents. Our men have snow removal equipment in addition to the backhoe that we now own in order to better facilitate the removal, doing the work in house rather than relying on an outside company. The staff is responsible for removing the snow from all parking lots, sidewalks and steps throughout the development. There are 10 parking lots that hold 179 cars, 376 stairs/stoops leading to residents' apartments, 9 long stairways, and one section of the property that has to be done entirely by hand because they cannot get the snow removal equipment up to that section.

The superintendents take care in removing snow from the parking lots in order to make them drivable, and the day after a snowstorm, they make sure to go back to all of the driveways and parking lots to clear out the spaces where cars have been removed.

We ask that residents **DO NOT** shovel snow onto the clean sidewalks or clean driveways when cleaning off their cars. This only makes more work for our crew and there are simply not enough personnel or equipment to remove snow from all areas at once. If you do have an area that needs special attention, please call the office at 718-263-9680 and your request will receive attention as soon as possible.

Please also note that when the men are working on snow removal there is no garbage pickup.

If you need ice melt for your stoops, please call the office and it will be provided to you. You may not use rock salt on the property, as it will deteriorate the concrete.



MONTHLY ELECTRIC USAGE

June 2015	\$66,641.11
July 2015	\$85,528.84
August 2015	\$114,582.31
September 2015	\$117,168.43
October 2015	\$101,167.48
November 2015	\$76,659.52
December 2015	\$70,462.26
January 2016	\$65,730.66
February 2016	\$84,172.82
March 2016	\$62,211.05
April 2016	\$67,385.01
May 2016	\$55,136.78
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

ENERGY TIPS



The winter holiday season has officially begun, and with it comes the frenzy of decorating, holiday gatherings, gift buying, and errand running. Don't let your energy-saving efforts fall by the wayside amid all the festivities; the tips below will help you save energy and money even as you celebrate.

- **Use LED Holiday Lights.** LED—or light emitting diode—holiday lights are much more efficient than traditional incandescent lights.
- **Use Fiber Optic Decorations:** Fiber optic trees and decorations are the ultimate in energy efficiency. In most cases, they use a single light bulb located in the base of the unit to light the entire decoration – now that's energy smart and budget smart!

Be Energy Safe. Never use your stove or oven to heat your home. Make sure smoke and carbon monoxide detectors are working.

DO NOT LEAVE CANDLES UNATTENDED



AFTER HOURS CALLS

NOTE: 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



THE MANAGEMENT OFFICE IS OPEN

MONDAY through FRIDAY

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



STORAGE ROOMS

The storage rooms are opened each morning at 7 a.m. and close at 9 p.m., weekends included. Three new storage rooms are being added with 15 additional units. If you are interested in renting 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.

ONLINE PAYMENTS


We are pleased that many of our residents have taken advantage of our online payment process. 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.

If you haven't already signed up, you can enroll at www.metromanagementdev.com. Your WebReg# is located on the top part of the Stub portion of your bill.



**FOR SHAREHOLDERS WHO PAY BY
THEIR ONLINE BANK**


For those residents that do online banking and send the payment directly to the Management office, **you should now mail it 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.

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.**

**IMPORTANT PARKING/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 fill out 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 residents. The corporation will not consider a resident in arrears for an accommodation.

As of January 2015, these electronics cannot be discarded in the 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 20th 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.



516-509-4001
 Pager: 917-469-2388
 Home: 718-544-0695
 Email: jkoslowsky1@aol.com



Jerry Koslowsky
 "Hyde Park Gardens Specialist"

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 NASSAU COUNTY DCA LICENSE# (R18F7940000)**

**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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