

# HYDE PARK GARDENS NEWSLETTER

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

(718) 263-9680 (718) 520-0185 (fax)

www.hydeparkownerscorp.com

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Hedy Levine, Director  
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## MARCH 2017

### A Personal Message from the President

So far winter has been very kind to us, only treating us to one big storm which our crew handled in their usual efficient manner. They were here from 5 a.m. to close to midnight keeping the walkways, ramps and driveways cleared and returning early the next day to make sure all was safe. We are lucky to have such a terrific crew.

In case you haven't noticed, our bills have been reformatted with a clean, new look. We hope it makes for an easier read.

We are gearing up for our window replacement project, and management has gone through all the inspection sheets to identify the number of windows required for replacement. Now the same must be done on the buildings specs so that the project can be properly bid on. Our staff will continue to make the repairs as the weather warms up.

Our outer vestibule project is moving along as we have had to rebid the project because of damage found behind many of the doorways. We are also awaiting final bids on this project.

We have included in the newsletter the Queen of Peace Athletic Association flyer regarding baseball/softball for girls and boys. Please check it out.

Reminder: We have reserved P.S. 219Q for our Annual Shareholder Meeting Monday, May 22<sup>nd</sup> @7pm. Please save this date as it is important that you attend to learn what is going on with your investment and your community, and to participate in Board elections. I am looking forward to seeing all of you.

*Carol*

Carol Sorensen, President



*"Springtime is the land awakening. The March winds are morning's yawn."* Lewis Grizzard



### 2017 HOLIDAY SCHEDULE

**There no holidays that affect our staff for garbage pick-up. and the Management Office will be open normal business hours.**

**Please do not put ANY bulk out after 12 noon on Friday. Bulk will be picked up Monday.**

**\*\*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.**

### WHAT A WASTE!

In trying to address the poop problem on the property from dog owners not picking up, Hyde Park went to the extra expense of purchasing MuttMitts and dispensers. We are totally puzzled by folks not purchasing their own poop bags or using free supermarket bags, but decided to bite the bullet if it would resolve the poop problem here. Imagine our surprise to see parents allowing their children to empty the dispensers and throw the MuttMitts around the playground. Or to find them scattered in the street. Is this really how you would like to waste our money? We work so hard to keep us within budget and hold down maintenance, only to have to battle residents callously throwing it away.





### FROM THE 112<sup>TH</sup> POLICE PCT

If you are a victim of crime: damage to your property, theft, harassment etc., and you report it to the police, you are helping yourself and your community so police can record it and deploy resources appropriately. If you don't report it, then the criminal continues on. Help the police help you.



### DAYLIGHT SAVINGS TIME

**Daylight Savings Time begins on Sunday, March 12<sup>th</sup>, 2017. Don't forget to move your clocks forward before you go to bed Saturday night, March 11<sup>th</sup>**



### A SAFETY CHECK-UP

This is a reminder to check on all your smoke detectors and carbon monoxide detectors to make sure they are in good working order. You should conduct a battery check the first day of every month. This would also be a good time to check the dates on your fire extinguishers to make sure they are still usable. If you don't have one, now would be a good time to get one or two. One should be kept in the kitchen and an additional one should be kept in the vicinity of the bedrooms.

A new law took effect January 1<sup>st</sup> that residents will no longer be able to purchase a smoke detector or CO detector with a battery life less than 10 years. The new law requires that all new smoke detectors have a battery life of 10 years AND are tamper resistant. The co-op purchases a combination smoke and CO unit with a lithium battery and will install them at the owners request for a charge back of \$50.00. Residents are not required to replace what they currently have until the existing device stops functioning.



### RECYCLE SCAVENGERS

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



### RENOVATIONS REMINDER

ALL residents should always call the onsite management office first for any work they are thinking of doing to avoid an unnecessary fine. **In order to do any home renovations you must fill out a renovation/alteration package.** The form can be found online at the Corporation's web site **hydeparkownerscorp.com**. As stated in the package, by not removing **all construction debris from the property residents face a \$1000 fine.**



### 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 parting 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.



### 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.**

Can the laundry rooms be accessible 24 hours? *Residents live directly above both laundry rooms and it would be unfair to them to have to hear the noise that would be created leaving the rooms accessible 24/7.*



## MONTHLY ELECTRIC USAGE

|                |              |
|----------------|--------------|
| 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  |
| December 2016  | \$69,399.14  |
| January 2017   | \$75,559.65  |
| February 2017  | \$74,257.34  |

## 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 107<sup>th</sup> Precinct directly at 718-969-5100.



## ENERGY TIPS

March is Daylight Savings Time with the focus of course on saving energy.

- Now is the time to clean the refrigerator inside and out. The ideal temperature setting is between 37-40 degrees. Cleaning the coils underneath will help your refrigerator perform better and last longer.
- Make sure you have changed your lighting to either CFL or LED. Lighting experts say that LED's are the best choice for energy efficiency. Although the LED's are more expensive upfront, they can last for up to two decades, save you 75% or more in energy costs, and offer superior color and brightness.
- Take advantage of the extra sunlight. Natural light is a great way to reduce your energy costs. Instead of hiding behind closed blinds, open them up and let the sunlight brighten your home.

## STORAGE ROOMS



The storage rooms open each morning at 7 a.m. and close at 9 p.m., weekends included. 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](http://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 1<sup>st</sup> 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 10<sup>th</sup> 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 1<sup>st</sup>. A \$10.00 late charge is assessed for parking payments made after the 1<sup>st</sup> of the month. A \$50.00 late charge is assessed for all residents who have not made their maintenance/rent payment as of the 10<sup>th</sup> of the month. **Any resident in arrears for 3 months will be reported to a credit reporting agency.**



### **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 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 of our residents. The corporation will not consider a resident in arrears for an accommodation.

### **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.



## 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:

- 1<sup>st</sup> Saturday of the month
- 3<sup>rd</sup> Wednesday of the month
- 4<sup>th</sup> Saturday of the month



The exterminator services the property between the hours of 12:00 noon and 3:00 p.m. On the 2<sup>nd</sup> 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.

**Note: 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.



## PROPERTY PROJECTS

**Windows:** Still ongoing. Please call the office if you think you have a problem.

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



## 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**

**As of January 2015, these electronics cannot be discarded in the trash.**

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

**NEWSLETTER ADVERTISING**

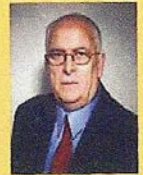
The Board is accepting paid advertising from businesses in the newsletter. We are accepting advertisements the size and form of your business card for a fee of \$25.00 per published issue. If you wish to submit another size ad, please call the office to make arrangements. Please submit your business card accompanied by a check to the Management office by the 10<sup>th</sup> 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**  
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# Queen of Peace Athletic Association

## WILDCATS & Lady WILDCATS



Website: [eteamz.com/qopaa](http://eteamz.com/qopaa)

### 2017 Baseball and Softball Registration

| <u>DATE</u>                          | <u>TIME</u>      | <u>LOCATION</u>      |
|--------------------------------------|------------------|----------------------|
| Wednesday, February 1 <sup>st</sup>  | 7:30PM - 9:30PM  | THHS                 |
| Saturday, February 4 <sup>th</sup>   | 9:00AM - 11:00AM | MS/PS 164            |
| Sunday, February 5 <sup>th</sup>     | 2:00PM - 4:00PM  | QOP Convent Basement |
| Wednesday, February 8 <sup>th</sup>  | 7:30PM - 9:30PM  | THHS                 |
| Saturday, February 11 <sup>th</sup>  | 9:00AM - 11:00AM | QOP Convent Basement |
| Sunday, February 12 <sup>th</sup>    | 2:00PM - 5:00PM  | QOP Convent Basement |
| Wednesday, February 15 <sup>th</sup> | 7:30PM - 9:30PM  | THHS                 |
| Saturday, February 18 <sup>th</sup>  | 9:00AM - 11:00AM | QOP Convent Basement |
| Sunday February 19 <sup>th</sup>     | 2:00PM - 5:00PM  | QOP Convent Basement |

**Location:**

**Townsend Harris High School:** 149-11 Melbourne Ave, Flushing, NY 11367

**PS/MS 164 :** 138-01 77<sup>th</sup> Avenue

**QOP Convent :** 141-15 77<sup>th</sup> Road



**Instructional (Coed)**

**T-Ball \$75**

**Farm \$125**



**CYO Travel (Boys Baseball & Girls Softball)**

**4th Grade thru 8<sup>th</sup> Grade**

**Returning Players \$150 / New Registrants \$225**



**Coaches AED/CPR Certified**

**Fee Includes: Uniform, Insurance & Awards**

**All major credit cards accepted**

**\$25 Late Fee Charge after April 1<sup>st</sup> Registration**

**All new travel players must meet residency and age requirements**

**\*\*Open registration slots for travel teams are limited\*\***

**FOR ADDITIONAL INFORMATION CALL/TEXT:**

**Eddie Cordero, PAR at (917) 396-6239**

**Email: [eduardocordero.sr@gmail.com](mailto:eduardocordero.sr@gmail.com)**

All CYO programs are open to all, regardless of race, nationality, color or religious affiliation or non-affiliation.

This is not a school sponsored event. This School or School District is not responsible or liable for any problem or damages arising from participation in this activity.



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