

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
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APRIL 2018

A Personal Message from the President

PLEASE NOTE THAT THE ANNUAL SHAREHOLDERS MEETING HAS BEEN CHANGED TO: Monday, May 15th 2018 @ P.S. 291Q 7:00 p.m. sharp! The Board has completed the annual shareholders report and notices for the upcoming Annual Shareholders meeting. They will be mailed with the 2017 year-ending financial statement that was prepared by the accountant on April 10th. We are constantly telling shareholders how important it is to be informed and know what is happening with your investment, please make sure to read the contents of the annual package as it will explain all that has happened on the property this past year.

Earth Day, which is on April 22nd and began in 1970, is a way to celebrate our planet Earth. Let's honor this day by respecting our environment. Every month we make recommendations about how we can conserve energy. Please check out our suggestions in our Energy Tips column.

We have enclosed our BBQ rules for those of you who like to get an early start on the season. This way we can all enjoy ourselves while staying safe.

In addition, residents will find a copy of the updated smoking policy in the back of the newsletter. This policy applies to ALL residents and their guests.

Carol

Carol Sorensen, President

"To be prepared is half the victory. Estar preparado es la mitad de la victoria." Miguel de Cervantes



2018 HOLIDAY SCHEDULE



There will be no holiday interruptions in garbage pick-up during April.

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.

****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.

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.

NEW LANDSCAPE SERVICE



As of April 1st we welcome Brightview Landscaping to Hyde Park Gardens. They will be onsite Thursdays for services, weather permitting. Residents who maintain their own gardens, please go to the onsite management office and obtain new flags to mark your gardens so that the landscapers know that you personally take care of your garden. Please keep in mind that they will be in ALL of the gardens for spring and fall clean up to ensure a clean property overall.



WINTER INTO SPRING

With the winter over, many residents will soon start to turn their attention to spending more time enjoying the outside. Our crew has started to do their spring cleanup on the property. Our outside landscaper will continue to provide additional landscaping services for the property including seeding, cutting grass, edging and trimming the shrubs. They will be blowing out all debris from within gardens. Working with the outside landscaper is a work in progress and as we move into the spring and summer, some adjustments may be needed. **We will be asking those who maintain their own gardens to let the office know if you do not wish to have the landscaper tend to your plot.** We will be giving all the addresses to the landscaper to ENSURE that the landscaper does not go into the garden and ruin any of your work **You must mark it immediately with flags available at the office so the landscaper will not touch your garden.**



BARBECUES

With barbecue season soon upon us, we wanted to take a moment to remind everyone about the barbecue rules. Based upon section 307.5 of the NYC Fire Code, only barbecues designed for use with 16.4-ounce propane containers may be used or stored on Hyde Park's premises. **By law, 20lb tanks are not permitted on the property and will be removed immediately on sight by our staff.** Please read the barbecue rules enclosed in the newsletter.



PROPERTY PROJECTS

The following projects have resumed, weather permitting: **Windows, Outer Vestibule Façades, Mailboxes. Boiler 11 replacement almost complete.**



GARDENING AT HYDE PARK

With spring right around the corner, if you are planning to garden, please remember the following:

- Vegetables and fruit plants are not appropriate for this development and may not be planted. **We have informed the landscaper that if their crew comes upon vegetables or fruit plants outside, they are to immediately remove them without notice-** there will be NO opportunity to take them inside, so please do not plant them.
- Your gardens should not be larger than 3 feet in depth and large plants may not overhang the walkways.
- If you are using planters and pots, please place them only along the edges of the walkways, not in the center or in the way of our crews cutting the lawns. Please make sure they are not posing a trip hazard. If they are not being used, please put them away.

Please do not permanently install benches, wrought iron chairs or picnic tables.



TERMITES

Every year, in spring, termites begin their annual swarm, flying out of their nests and taking up residence in homes to eat the wood and cause expensive damage. If you see a swarm of termites, please call the office immediately so the exterminator can check. The corporation pays for a yearly contractor to prevent any termites from inhabiting our property. All termite traps will be inspected, baited and replaced if needed this month.



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.

MONTHLY ELECTRIC USAGE



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
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



ENERGY TIPS

Earth day is April 22nd. Let's do our part here at Hyde Park to help save our earth!

- *Unplug all appliances and tools when not in use
- *Bike to errands - It's one of the most healthy, economical, fun and environmentally friendly ways to commute! Visit Public Safety's Web site for bike safety tips, maps, and additional resources.
- *Recycle all materials and please dispose in proper receptacles
- *Purchase and use reusables (cups, glasses, plates, etc.).
- *Repair items, like shoes and leather goods, when feasible
- *Donate rather than dump clothing, furniture, and additional items



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.



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**



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.**

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.



Vehicle Theft.

Safeguard your vehicle.

Vehicles are stolen for a variety of reasons, including theft for parts, insurance fraud, retagging, exporting, and joy riding. Help prevent theft and damage to your vehicle.

What Can I Do?



Lock

Always lock and secure your vehicle. Always activate your alarm every time you leave your vehicle. Consider locking lug nuts to deter rim theft.



Keys

Never leave the keys in the ignition when you exit the vehicle -- even for a minute!



Property

Never leave property in your vehicle. Items such as loose change, shopping bags, GPS, cell phones, laptops, tablets and the charging chords are targeted by thieves.



Parking

Park in high traffic or well lit areas, when possible.



Report It.

Contact your local precinct crime prevention officer or visit our website at www.nyc.gov/nypd for more information on the programs we offer.



Enroll

Enroll in NYPD anti-theft programs such as VIN Etching, Operation ID and Combat Auto Theft.

NYPD

www.nyc.gov/nypd



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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To: ALL Hyde Park Owners Corporation Residents

Re: BARBECUES

The rules for barbecues are as follows and are in accordance with section 307.5 of the New York City Fire Code applicable to multiple dwellings:

- Only charcoal burning and portable barbecues designed for use with propane containers with a capacity of 16.4 ounces may be stored or used on the premises. **If your barbecue uses propane tanks larger than 16.4 ounces, you must remove it from the property. Many standard outdoor barbecues use the 20lb. or larger propane tanks, which are not designed for use with the smaller tanks and these barbecues are not permitted by law on the property.**
- According to NYC law, your barbecue must be at least **15 feet** from the buildings, away from overhanging branches. If you have mounted your barbecue closer to the building for use, you must immediately move it. No exceptions.
- Residents should never leave a grill unattended once it is lit.
- A fire extinguisher meeting the requirements of FC906 with minimum 4-A rating or garden hose must be readily accessible when the barbecue is in use.
- Children are not to play near a barbecue even after the fire is out as barbecues remain hot for quite a while following use.
- Position your barbecue so that the smoke does not go in your neighbors' windows.
- All barbecues must be kept clean, with all food accumulations removed and the grease pan cleaned after each use.

IF YOU USE PROPANE GAS

- You may have no more than two (2) 16.4 ounce tanks of propane gas on the property at any given time. **By law, 20 lb. tanks are not permitted on the property.**
- Propane gas is highly flammable; you must check your hoses for cracks and holes before each use.
- Tanks must be stored properly: tanks should be kept upright, and when not in use the tank valve must be in the OFF or CLOSED position.
- Barbeques must be covered with a green or black covering and neatly placed out of sight when not in use.

IF YOU USE CHARCOAL

Charcoal MUST NEVER be dumped in the street, around trees, in the grass or anywhere on the property after use. Coals must be watered down and wrapped in foil to be disposed of properly. The Board is committed to have our community enjoy the wonderful outdoors in a safe manner while considering the welfare of all our residents.

**HYDE PARK OWNERS CORP.
SMOKING POLICY**

The following is taken from the Corporation's House Rules (please see section 30 of the House Rules) and constitutes the Corporation's smoking policy.

- a. In clarification of paragraph 18 (b) of the Lessor's form of proprietary lease, the reference to unreasonable odors shall include, but not be limited to, cigarette, cigar, marijuana, incense odors, waterpipes (including hookah), e-cigarettes and/or the second-hand smoke they produce. In further clarification of paragraph 18 (b), such odors and/or the second-hand smoke shall constitute an unreasonable interference with the rights of, and annoyance of other lessees.
- b. In accordance with local law 17-506.1 of the New York City Administrative Code, the following smoking policy has been adopted by the Lessor. All shareholders, tenants and guests must abide by this smoking policy, or the Board will take such action as it may deem necessary. The policy is as follows:
 - i. Smoking is permitted within the apartments. Shareholders are responsible to take measures to ensure that smoke or any odor of smoke does not infiltrate neighboring apartments or any of the Corporation's indoor and outdoor common areas, including but not limited to the vestibules and courtyards.
 - ii. No smoking of cigarettes, cigars, marijuana, pipes or any other product, including but not limited to electronic cigarettes, is permitted in any of the Corporation's private parking garages or indoor common areas, including but not limited to the vestibules, the laundry room and the management office.
 - iii. Smoking is permitted in the outdoor common areas of the Corporation, including but not limited to courtyards, walkways and parking lots. However, no smoking of any of the products previously stated in this policy is permitted within 10 feet of any window of any of the Corporation's buildings or within 10 feet of any of the Corporation's playgrounds, clothesline areas, stoops and steps leading to apartments, and/or any of the Corporation's benches.

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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)
EPA CERTIFIED LEAD RENOVATOR CERT. # (R-1-19029-10-00082)

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