

HYDE PARK GARDENS NEWSLETTER

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

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www.hydeparkownerscorp.com



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NOVEMBER 2018

A Personal Message from the President

After careful review, the Board passed the 2018 budget with a much needed 2% maintenance increase along with a \$50 increase in sublet fees and \$5.00 in parking fees in order to close a budget deficit. After 6 years of no maintenance increases, and a loss of the J-51 alteration abatement along with increased expenses and real estate taxes, it was necessary for this increase in order to balance the budget.

As we do every year, to help our shareholders understand what a co-op is and what their responsibilities are as shareholders, we have included some articles/handouts in the newsletter to help keep everyone informed. Please make sure to read these, which are also available on our website.

For this year, we once again will be collecting toys for the children to donate to Ronald McDonald House. Please read the article explaining all the good things they do and what toys you should donate.

As always, with the Thanksgiving holiday in mind, I would like to share one of my favorite quotes from John F. Kennedy as I do every year: "As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them." As we express our thanks this holiday season, let us not forget to reach out to those less fortunate than us. Wishing you the gift of time on Thanksgiving to enjoy all the blessings the season has to bestow upon you. Have a wonderful holiday.

Carol

Carol Sorensen, President



"Great acts are made up of small deeds." Lao Tze

2018 HOLIDAY SCHEDULE

There will be no garbage pick-up for: **Thanksgiving Day, Thursday, Nov. 22nd.** The day after Thanksgiving is also a holiday for the staff, however there will be porters in that Friday to pick up normal household garbage ONLY.

There will be no bulk garbage removal on the property from Thursday, November 22nd until Monday, November 26th. Please do not put any bulk items out Wednesday noon through Sunday evening, or it will stay on the property until Monday.

Please secure your Thanksgiving garbage extra carefully. Please allow our residents to enjoy the holiday weekend 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 is on call for emergencies only. Please call the main office number at 718-263-9680 if you have an emergency.



**ACTION
ALERT!**

CO-OP TAX ABATEMENT

For those shareholders who qualify as this being their primary residence but haven't yet submitted the forms for the Co-op tax abatement WHICH IS DIFFERENT FROM THE STAR, the forms are in the back of the newsletter and must be submitted by Dec. 1, 2018 or you will not qualify for it.



RONALD Mc DONALD HOUSE FOR THE CHILDREN

This year we will be collecting toys for the Ronald McDonald House of Long Island. The mission of the Ronald McDonald House of Long Island is to keep families with sick children close to each other and the care and resources they need. The House provides the parents and siblings of these children with a temporary haven in a secure and comfortable environment among other families sharing a similar burden.

They would appreciate donations of any toys and or gift cards for infants to older teens, preferably not huge boxes as they need to fit into gift bags for their holiday event.

We have to have all donations by December 7th as the office will have to drop off all to them by December 10th to be able to use at their holiday event.



DAYLIGHT SAVINGS TIME

Daylight savings time ends on Sunday, November 4th, at 2:00 AM so do not forget to turn your clocks back. Batteries are no longer replaceable and if your detectors are no longer working properly, they must be replaced with a new one which comes with a 10-year lithium battery.



GARDEN HOSES AND SPIGOTS

Residents should not be leaving their garden hoses in a pile on the ground. They must be properly stored in or on a garden hose container. **ALL OUTDOOR ITEMS: chairs, tables, bbq's etc. MUST BE REMOVED AND STORED AWAY.** The staff will be going around the first week this month closing all the spigots and will also be removing and throwing out any garden hoses left out. If your spigot is still on please call the office.



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



RADIATOR CLEANING

Radiators will work more efficiently and cleanly if residents would occasionally use the soft brush attachment on their vacuum to gently clean out the radiators. It will help eliminate dust and pet hair so that residents don't breathe these things in.

STAR, VETERANS AND SCHE CREDITS

Star Rebates have been issued on the November statement. For those getting the basic STAR, the amount of \$289.99 will appear on your statement. Those that have Enhanced STAR, Veteran or Senior Citizen/Disability benefits, these amounts will also appear on that statement. If you DID NOT receive a STAR credit but filled out and sent in the appropriate paperwork, please call 311 to speak with someone from the Department of Finance. The Management office will not be able to help you with this matter.

There is also a \$0.63 per share special assessment that will run at the same time to ensure we have sufficient funds to cover unanticipated repairs. Those new to the STAR program will receive a check from NYS.



THANKSGIVING NOTES

There will be a crew here the Friday after Thanksgiving to pick up household garbage only. Please make sure that your garbage from Thanksgiving is double-bagged, tightly secured and left in or by your garbage can for pick up on Friday morning. Do not put it out by the curb. **THERE WILL BE NO BULK PICKUP ON THURSDAY, FRIDAY, SATURDAY OR SUNDAY.** We, as well as your neighbors, do not want the bulk garbage hanging around for four days and making the property look unsightly. Please care about your property as well as have consideration for your neighbors and do not put the bulk garage out until Monday, November 26th.



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. Residents should occasionally check their radiators to detect any small leaks.

HOW DOES A CO-OP LIKE HYDE PARK WORK?

Some residents may not realize how a residential co-op works so we thought it might be helpful to provide this explanation. A co-op apartment is a unit of housing that a person is allowed to occupy after purchasing shares in the corporation that owns the cooperative. Instead of actually buying the property, the resident only buys into the corporation that owns the building. There are advantages and disadvantages to this type of living arrangement, but many co-ops are considered desirable properties. People can buy shares of the corporation, which entitles them the right to live in a specific unit and a vote in matters concerning the cooperative as a whole. The larger the apartment, the more votes the owner has. Cooperatives elect a Board of representatives (Directors), which handles issues and enforces the bylaws of the co-op. The by-laws are the rules and guidelines under which the Board of Directors is elected and runs the corporation. Many co-ops have by-laws which allow a proxy vote, which is an authorization of one person to act on behalf of another for voting purposes. In most co-ops, once elected, the Board has broad authority to authorize expenditures, hire and fire staff and adjust maintenance charges as the need arises. The Board can also change policy, rules, and regulations as long as the changes don't conflict with the bylaws or proprietary leases. They can determine issues such as: prohibitions on the ownership of pets and the right of a

proprietary lessee to sublet an apartment and the fees charged for subletting. The co-op board can also change the terms of the sale of shares by requiring the seller to secure a waiver or pay a fee before a sale is approved. The cooperative corporation's bylaws and the board which administers them can affect the quality and security of your investment. They set the rules for the physical and financial operation of the building in which you are a shareholder and of the home in which you reside.

The proprietary lease is the contract between the cooperative corporation and the shareholder that sets the conditions for the right to occupy a particular unit. It sets forth the rights and obligations of the shareholder and the cooperative to each other. Legally, it is viewed as a lease by the shareholder with the housing cooperative.

Residents must also pay a monthly maintenance fee, which goes towards paying the mortgage for the co-op building, making repairs and improvements, insurance, real estate taxes, water taxes, utilities, security, professional fees and the salaries of any building staff.

At the end of the day, it takes all the residents of a co-op to work together cooperatively as a unique community with a shared interest to build a strong community.

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**

IMPORTANT PHONE NUMBERS



Management Office Phone: 718-263-9680

Management Office Fax: 718-520-0185

SECURITY: 1-917-337-8046 107th Precinct directly at 718-969-5100.



HOLIDAY DECORATIONS

The holidays are fast approaching and many of our residents will start to decorate the outside of their apartments. Please keep this in mind that your decorations should not interfere with or disturb your neighbors. Here are some simple rules to follow:

- **Entryways may not be blocked or compromised in any way. Handrails and steps must be left clear.**
- **Your vestibule is a shared common area. Your neighbors need to be agreeable to your decorations in this shared space.**
- **Under no circumstances may music be piped outside.**
- **Be mindful of electricity costs when lighting up: Use LED lights, do not turn the lights on during the daytime and all lights must be on a timer set to go off by 10:00 p.m. Otherwise residents can be fined with the exception of those using solar powered lights.**
- **Inflatable and/or pump driven items are not allowed.**

All decorations must be removed by January 6th.

In addition, we would also like to remind you that lights or other holiday items may not be affixed to the doorways or woodwork with nails, screws, tape or anything that may cause damage. Wreaths may only be hung with an over the door hangar 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.



PROPERTY PROJECTS:

Windows: in progress

Shutters: in progress



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 contact the 107th Precinct directly at 718-969-5100.



ENERGY TIPS

- Cooking accounts for 4.5% of total energy use in our homes, and November starts the cooking season. Use the oven window to check on a dish's progress. Every time the oven door is opened, the temperature inside is reduced by as much as 25°F, forcing it to work even harder to get back to the proper temperature.
- Preparing for and cleaning up after holiday meals and parties use much more water than everyday use. Running your tap continuously while preparing food or washing dishes wastes water and can use more than two gallons of water every minute your tap is running. That's a lot when you're cooking a big meal for extended family members and friends!
- Don't block radiators with furniture or other objects
- In winter months keep window shades and drapes open during the day to naturally warm your home. Close them at night to help insulate against heat loss.
- If you have a water drip or leak, report it immediately. Leaks can waste over 50 gallons a day



MONTHLY ELECTRIC USAGE

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
May 2018	\$51,397.73
June 2018	\$56,718.34
July 2018	\$73,467.68
August 2018	\$101,395.20
September 2018	\$123,786.08
October 2018	\$100,330.17

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.**

IMPORANT 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**



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.



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



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.

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.



RECYCLE SCAVENGERS

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

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 ECYCLE PICKUP.**

OUR ADVERTISERS

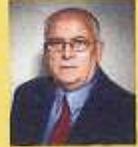
All advertisements contained in the newsletter should not be viewed as a recommendation.

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.



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



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Each Office is Independently Owned and Operated

All Residents of Hyde Park Gardens

From: Management

Re: Bulk Garbage

We have asked many times for our residents to not dispose of their bulk items (anything that is not normal household garbage) after 12 noon Monday through Friday. We have also reminded residents that there is NO bulk disposal on the property at all Saturday and Sundays, yet numerous residents still continue to dump their bulk garbage on the weekends. The staff, rather than leaving the property looking disgusting with bulk garbage all around, make sure to get what they can. Because of this, the Board will be considering charging for bulk removal on the weekends especially if residents continue to put their bulk out on these two days.

Please be mindful of the following:

- No bulk should be put out after 12 noon Monday through Friday.
- No bulk should be put out at all Christmas Eve, Christmas Day, New Year's Eve and New Year's Day. Please hold all bulk garbage until the Monday following the holiday weekends.

Thank you for your anticipated cooperation and if you have any questions, please do not hesitate to call the onsite office at 718-263-9680.

SHAREHOLDER RESPONSIBILITIES

Generally, shareholders are responsible for the maintenance and repair of apartment interiors with certain exceptions. Paragraph 18 of your proprietary lease details these maintenance and repair obligations. For your convenience, a copy of this paragraph is included with this memo.

Following is a summary of shareholders' maintenance and repair obligations.

Shareholders are responsible for:

1. Interior walls, floors and ceilings. This includes painting, plastering, carpentry, ceramic tiling and wood floor repair/refinishing, unless the repair is necessitated by a repair undertaken by the Corporation. In that case, the Corporation's only responsibility for these items is to leave the affected wall and ceiling areas paint ready, replace damaged tile or flooring with a building standard (matching existing tile or flooring is not required).
2. All exposed plumbing, gas, heating and air conditioning equipment and piping, including all appliances, toilets, sinks and bathtubs (and their respective faucets, valves and knobs) and the exposed piping connecting servicing such equipment. You are not responsible for plumbing and gas lines within the walls, floors or ceilings (unless you or a predecessor installed them) nor are you responsible for heating equipment (e.g. radiators) which is part of the building's standard equipment. This means, for example, that if you change your radiator and/or install other heating equipment, you will be responsible for these items.
3. All lighting and electrical fixtures as well as all meters, fuse boxes, circuit breakers, and electrical wiring and conduits (**even though they are contained within the walls of your apartment**) running from the junction box at the electrical riser into and through your apartment.
4. Damage to other apartments and public areas of the property caused by a shareholder's failure to maintain the apartment, its fixtures and equipment. The Corporation reminds shareholders that they should be carrying insurance coverage not only for damage to their own apartments and contents but for liability claims brought against them by neighboring shareholders and other persons who have incurred damage.

As an accommodation to shareholders, the Corporation's maintenance staff ("Maintenance") is available, subject to availability, to perform a variety of repair and maintenance tasks for which shareholders are responsible. If shareholders elect to take advantage of this service, they will be charged, as additional maintenance, for labor and materials. Current labor charges are billed at the rate of \$40.00 per hour. Please contact management to arrange for work to be performed by Maintenance. Please note that you are free to use outside contractors, however, you must comply with the Corporation's alteration/repair guidelines including contractor insurance.

SHAREHOLDER RESPONSIBILITIES cont'd

Below are some of the most common repair services that Maintenance handles for shareholders at the shareholders' expense (unless otherwise noted):

Carpentry ALL interior doors, locks, saddles, molding, flooring and cabinets.

Electrical ALL switches, outlets, fixtures, breakers, and wiring from the circuit breakers in the apartment.

Plumbing ALL faucet repairs and replacements (except shower body), all pipe repairs or replacements outside the floor or wall, all sink tops, vanities, basins, tank and bowl repairs or replacements.

Tile Work ALL grouting, tile repair (wall and floor), all tile accessories (i.e. soap dish, tooth brush holder, etc.).

Radiators ALL radiator valves should be checked periodically to assure there is no leakage. Maintenance will do repairs to radiators at no charge. HOWEVER, the shareholder is responsible for any damage due to a faulty radiator that was not reported to Maintenance promptly or due to other negligence on the part of the shareholder.

Stoppages Maintenance will clear any stoppages from the apartment at no charge, HOWEVER the shareholder will be responsible for any cost due to negligence on the part of the shareholder.

Note: The term shareholder refers to the record owners of the shares, however, shareholders are responsible for the actions of all occupants of, and visitors to the shareholder's apartment.

Note: Some areas of responsibility can sometimes be difficult to determine. In such cases, the final determination of responsibility will be made once the Corporation's maintenance staff has thoroughly inspected the apartment.

METRO MANAGEMENT

DEVELOPMENT, INC.

42-25 21st Street • Long Island City, NY 11101 • 718-706-7755 • Fax: 718-706-7760

■ CO-OPS ■ CONDOMINIUMS ■ MITCHELL-LAMA

To: All Shareholders.
Date: October 1, 2018
Re: Co-op Tax Abatement Program

As a shareholder at Hyde Park Gardens, you may now qualify for the Co-op Tax Abatement program from the New York City Department of Finance. To be eligible for this program your apartment **must** be your primary residence.

We have attached the Cooperative Property Tax Abatement Application which must be completed by shareholders whose primary home is at Hyde Park. The shareholder will need to fill out the following:

- ✓ #2 – Unit Address
- ✓ #3 – Apartment number which would be A or B
- ✓ #4 – Unit Shares – if you are unsure of the amount of shares please leave it blank
- ✓ #6 – Purchase Date, again if you are unsure please leave this blank
- ✓ #7 – Sale amount
- ✓ #9 – Name of the Shareholder(s) and social security number. **PLEASE make sure to write legible and include the name of all shareholders listed on the stock certificate.**

You must also complete the last question of the form:

- ✓ IS THIS THE OWNER'S PRIMARY RESIDENCE? IF YES AS OF WHAT DATE.

Please take the time to fill in all the information correctly and clearly. If any of the required information is missing or is incorrect, your application will be rejected by the city.

Once you have completed all, kindly return the form to the onsite office located at 137-07 Jewel Avenue (around the back of the building) so that they may check the form and input the buildings' information. **Because Hyde Park will be applying for the abatement for the first time, Metro Management must submit all the applications along with additional paperwork that the city requires for all first-time applications. In order to meet this deadline, all shareholders must submit their forms to the onsite office by December 1, 2018.**

If Hyde Park is not your primary home then there is no need for you to fill the form out as you will not be eligible for the Co-op Tax Abatement.

Remember, if you do not complete the application, you will not receive the co-op tax abatement credit.



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 NYC DCA SALESPERSON LICENSE# (1258601)
 NASSAU COUNTY DCA LICENSE# (H18F7940000)**

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