

HARTSDALE GARDENS NEWSLETTER

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2010 OPERATING BUDGET

At a meeting of the Hartsdale Gardens Board of Directors, held on December 7, 2009, the enclosed 2010 Operating Budget was approved.

The 2010 Budget provided for a 2% increase in monthly Maintenance Charges, effective January 1, 2010. The 2% increase is necessary due to the forecasted increases in Real Estate Taxes, Payroll, Utility costs and General Operating Expenses.

Due to the extremely low interest rate environment, our Interest Income earned on the Reserve Fund is budgeted at \$2,000 for 2010 which is \$5,000 less income than was budgeted in 2009. The loss of Interest Income represents almost 1% of the Maintenance Charges. Real Estate Taxes are forecasted for 2010 at \$192,000, an increase of more than \$7,000.

Fuel Oil Surcharge – Oil prices continue to be very volatile. A year ago the Board was able to lock in a percentage of their winter heating oil at \$1.77 per gallon. The price this December has spiked to over \$2.00 per gallon. The Board of Directors is increasing the Fuel Oil Surcharge to \$1.69 which is indexed to the current price of oil. In the event prices decline in 2010, the Surcharge can be reduced. If oil prices move higher, it may be necessary to increase the Surcharge.

The Board of Directors believes that a separate Fuel Oil Surcharge is the best way to deal with the instability of the world oil market as opposed to a permanent increase in Maintenance Charges.

2009 LOOKING BACK

During 2009 several major repairs were completed at Hartsdale Gardens. The work included repairs to the stucco and brick facades on the exterior wall facing the 27 parking lot. Replacement of the domestic hot water coil, along with repairs to the building's trash and compactor system.

In August, the Hartsdale Gardens Laundry Room was completely remodeled with new washers, dryers and a computerized laundry alert system. We have had very positive comments about the new laundry alert system which gives residents the capability to see if a washer or dryer is available to use; and can send a text message or e-mail when your laundry has been completed. **Check out the website – www.sdicyberwatch.com**



Most recently there were enhancements made to the closed circuit security system. There are now 16 cameras that view the entry lobby, parking areas, laundry room and elevators. There is nothing more important to the Hartsdale Gardens Board and Management than maintaining a high level of security for Hartsdale Gardens. An alarm was added to the 27 entry door. If the 27 entry door is left open for more than 15 minutes, notification is sent to the building superintendent and an alarm sounds.

For next year the Board is investigating upgrading the common hallway lighting with brighter, more energy efficient fixtures, additional stucco waterproofing and maintenance in the entry courtyard.

APARTMENT REMODELING

Shareholders are reminded that any major improvements to their apartment are required to be filed with the Management Office to confirm that the contractors are licensed and insured. There have been situations in the past where shareholders began to remodel their apartment without approval. The result was damage to the apartment below and litigation between the two shareholders.

Hartsdale Gardens is a very old building with very brittle plumbing and complicated drainage and heating systems. We are happy to work along with you during renovation of your apartment to insure that the work is up to today's building code standards.

If you would like more information on home remodeling, please contact the Management Office or visit the website at WWW.ROBERTORLOFSKY.COM.

APARTMENT INSURANCE DON'T LEAVE HOME WITHOUT IT

A big reason for living at Hartsdale Gardens is our unparalleled record of safety and comfort; however problems do occur from time to time, and when they do, apartment insurance can keep a broken pipe or wiring problem from turning into a financial disaster. The Board of Directors urges all residents to maintain adequate apartment insurance. The cost can be modest – especially when bundled with auto insurance – but the savings can be substantial.

HARTSDALE GARDENS 2009 SALES

One apartment has been re-sold this year and we would like to congratulate and welcome the following new shareholder to Hartsdale Gardens.

Shiv and Jiraida Ally 47-4I

PRIVATE STORAGE

Need more Storage? Hartsdale Gardens has private storage units that are available to lease. If you have been waiting to rent a storage unit or would like to trade up to a larger unit please e-mail the management office at roincl@msn.com to reconfirm your interest.

WINTER MAINTENANCE TIPS

- * IF THERE IS NO HEAT FROM YOUR RADIATOR, CALL YURI – 949-4264.
- * COVER WINDOW AIR CONDITIONERS (OR REMOVE THEM) TO PREVENT DRAFTS.
- * PLEASE DO NOT POUR COOKING GREASE DOWN KITCHEN DRAINS.
- * LAUNDRY ROOM HOURS ARE 8:00 A.M. TO 10:00 P.M. PLEASE DO NOT LEAVE CLOTHES UNATTENDED IN THE MACHINES.
- * TEST YOUR SMOKE AND CARBON MONOXIDE DETECTORS.



Yuri Molina and Jamie Soto do an outstanding job maintaining Hartsdale Gardens. The floors always shine and the courtyard and grounds are beautiful. We all want Yuri and Jamie to know that their efforts are appreciated.



**Best wishes for a Happy Holiday Season and a Prosperous
and Healthy New Year!**