

HARTDALE GARDENS SHAREHOLDERS NEWSLETTER

DECEMBER 2010

**HARTSDALE GARDENS
OWNERS, CORP.**

Board of Directors

Arnold Bell

Jimmy Rosi

Robert Dembicer

Nancy Heller

Robert Orlofsky

Managing Agent

Robert Orlofsky
Realty Inc.
7 Bryant Crescent
Suite 1C
White Plains, NY
10605
914-328-6962 (O)
914-328-6993 (F)
roincl@msn.com

Maintenance Staff

Yuri Molina

Jaime Soto

914-949-4264

914-320-8262 (Cell)

2011 OPERATING BUDGET

At a meeting of the Hartsdale Gardens Board of Directors held on November 8, 2010, the enclosed 2011 Operating Budget was approved. The 2011 Operating Budget provides for a 4% increase in the monthly maintenance charges effective January 1, 2011. This increase is due to forecasted increases in Real Estate taxes and utility costs.

The Fuel Oil Surcharge will remain at \$1.69 per share. The total heating oil expense for 2011 is forecasted to be \$116,000. That is based on an average usage of 45,000 gallons at \$2.50 per gallon. Oil prices have already spiked up to \$2.64 per gallon, \$0.14 per gallon more than what we are budgeting for next year.

The Board is hopeful that there will be some stability in the world oil market and the #4 oil that we purchase will not average more than \$2.50 per gallon during 2011.

If oil prices drop, the Board could lower the fuel surcharge. If oil prices continue to climb, then it may be necessary to increase the surcharge in 2011. The Hartsdale Gardens Board of Directors believes that a separate fuel oil surcharge is still the best way to deal with the volatility in the world oil market.

PARKING CHARGE INCREASE

The 2011 Budget also provides for a \$5.00 per month increase for an outdoor parking space and \$10.00 per month for an indoor parking space. The monthly charge for parking spaces at Hartsdale Gardens is still considered to be very reasonable, especially compared to apartment buildings on East Hartsdale Avenue.

BUILDING IMPROVEMENTS

Recently work was completed to replace damaged Spanish tile over the roof mansards. There are other areas that are being considered for next year.

NEW CHILDREN'S PLAYGROUND AND AREA OF OPEN SPACE

Work was completed this past year for a beautiful new children's playground which will compliment the Hartsdale Gardens community. Picnic tables and benches were added and trees were removed from the embankment surrounding the playground which will help provide more sunlight.

BASEMENT APARTMENT RENOVATION

The Board is investigating the feasibility of remodeling the vacant apartment in the basement. This space could be converted into a one bedroom apartment and generate income to Hartsdale Gardens. An architect has been engaged to prepare a plan and we will be obtaining bid proposals for the work.

CARBON MONOXIDE DETECTORS

There is a new law in New York State (Amanda's Law) requiring that all apartments be equipped with a carbon monoxide detector. A carbon monoxide detector can save your life. There are new detectors available at Home Depot or Bed, Bath and Beyond that are combination smoke and carbon monoxide detectors and we urge residents to purchase one and install it in their apartment. For more information visit the website for Kidde, this manufactures smoke alarms, carbon monoxide detectors and home safety equipment worldwide. Go to www.kiddeus.com.

If you hear a smoke alarm going off in the building, please immediately call 911, then notify Yuri and the Management office. The Town of Greenburgh Fire Department is very responsive. Calling 911 immediately can save lives.

Residents are also reminded that electric heaters and extension cords can be very hazardous. If your apartment is not receiving adequate heat, please contact Yuri or the office for assistance. You should also follow our winter maintenance tips.

WINTER MAINTENANCE TIPS

- IF THERE IS NO HEAT FROM YOUR RADIATOR - CALL YURI (914) 949-4264.
- COVER OR REMOVE WINDOW AIR CONDITIONERS TO PREVENT DRAFTS.
- PLEASE DO NOT POUR COOKING GREASE DOWN KITCHEN DRAINS.
- LAUNDRY ROOM HOURS ARE 7:00 AM TO 10:00 PM
- PLEASE DO NOT LEAVE CLOTHES UNATTENDED IN THE MACHINES.
- TEST YOUR SMOKE AND CARBON MONOXIDE DETECTORS

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 potential savings can be substantial.

HARTSDALE GARDENS 2010 SALES

In spite of a difficult economy and problems throughout the banking industry, three apartments were re-sold this year and we would like to congratulate and welcome the following new shareholders to Hartsdale Gardens.

Danielle Davis	37-5F
Chad Muccino	37-6F
Harlem A. Valdez	47-4J

Yuri Molina and Jaime Soto do an outstanding job maintaining Hartsdale Gardens. The building is being kept beautifully and we all appreciate their daily efforts, attention to maintenance issues and hard work. Plus, as always, we are proud of the beautiful Holiday lights which we hope make your holiday season at Hartsdale Gardens just a little bit brighter.

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

