

# LARCHMONT HILLS OWNERS CORP. SHAREHOLDERS NEWSLETTER

NEWSLETTER DATE: DECEMBER 2009

LARCHMONT HILLS  
OWNERS CORP.

## 2010 OPERATING BUDGET

At a meeting of the Larchmont Hills Owners Corp. Board of Directors, held on November 23, the enclosed 2010 Operating Budget was approved.

The 2010 Budget provides for a 3% increase in the monthly maintenance charges, effective January 1, 2010. The increase is necessary because of forecasted increases in Real Estate Taxes, Utility Costs and General Operating Expenses. The 2010 Real Estate Taxes are budgeted at \$226,000. This is a \$9,000 increase over the prior year. Fuel Oil is forecasted at \$94,000 based on December prices of more than \$2.00 per gallon.

A year ago Larchmont Hills was able to lock-in a percentage of the winter heating oil at \$1.77 per gallon. This year oil has been trading between \$70.00 to \$80.00 a barrel. At these numbers it is not advantageous to lock-in; however we continue to closely monitor oil prices. If there is a dip in price, the Board has authorized purchasing an oil usage contract.

The Board elected two years ago to eliminate a separate fuel oil surcharge and that policy continues.

## 2009 – LOOKING BACK

The year 2009 was a difficult year in that the newly hired superintendent did not work out.

During the interim, Juan Soto, our Building Superintendent from Patricia Gardens and Pedro Rivera, our Building Porter, are doing a very fine job of maintaining Larchmont Hills and attending to the day-to-day repairs and maintenance. The Board is reviewing all options going forward with regard to finding a replacement building superintendent.

In the meantime, please file requests for maintenance by either calling Juan Soto direct at (914) 834-5888 or using a Maintenance Request Form located in the basement outside the workshop.

There were no major building improvements over the last year. However, the Board is investigating brighter, more energy efficient hallway lighting. Sample light fixtures have been installed on the West Wing on the second floor and we would welcome your comments and feedback.



### Board of Directors

Sheldon Flamm

Georgia Jesse

Claire Kubasik

Pamela Fields

Jeffrey Sommers

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)

roinc1@msn.com

www.robtorlofsky.com

### Maintenance Staff

Pedro Rivera

914-834-2436

Juan Soto

(914) 834-5888

## 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 has 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.

Larchmont Hills 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@MSN.COM](mailto:WWW.ROBERTORLOFSKY@MSN.COM).

## APARTMENT INSURANCE: DON'T LEAVE HOME WITHOUT IT

A big reason for living at Larchmont Hills is our unparalleled record of safety and comfort. But 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.

## PRIVATE STORAGE

Need more Storage – Larchmont Hills 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 [roinc1@msn.com](mailto:roinc1@msn.com) to reconfirm your interest.

## LARCHMONT HILLS 2009 SALES

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

Marcia Bernstein

3G

## WINTER MAINTENANCE TIPS

- \* IF THERE IS NO HEAT FROM YOUR RADIATOR, CALL JUAN SOTO 834-5888.
- \* 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.



**Pedro Rivera and Juan Soto do an outstanding job maintaining Larchmont Hills.  
The floors always shine and the courtyard and grounds are beautiful.  
We all want Pedro and Juan to know that their efforts are appreciated.**



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