

# TUDOR ARMS OWNERS CORP. SHAREHOLDERS NEWSLETTER

NEWSLETTER DATE: DECEMBER 2010

TUDOR ARMS  
OWNERS  
CORP.

## Board of Directors

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Marilyn Joyce

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Nancy Heller

Robert Orlofsky

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## 2011 OPERATING BUDGET

At a meeting of the Tudor Arms Board of Directors, held on November 22, 2010, the enclosed 2011 Operating Budget was approved. The 2011 Budget provides for a 3% increase in monthly maintenance charges effective January 1, 2011. The 3% increase is necessary due to the forecasted increases in real estate taxes, payroll and utility costs.

## FUEL OIL SURCHARGE

Oil prices continue to be very volatile. The 2010 oil was budgeted at \$2.15 per gallon. Oil has averaged this year more than \$2.25 per gallon and the price today has spiked up to \$2.58 per gallon. The Board of Directors is increasing the fuel oil surcharge to be indexed to the current price of #4 oil. In the event prices decline in 2011, the surcharge can be reduced. If oil prices move higher, it may be necessary to increase the surcharge. Effective January 1, 2011, the fuel oil surcharge will be billed at \$1.65 per share, payable over 7 months.

The Board of Directors believes that a separate fuel oil surcharge is the best way to deal with the instability in the world oil market as opposed to a permanent increase in maintenance charges.

## 2010 LOOKING BACK

The response to the hallway remodeling and addition of new lighting has been very positive. Recently work was completed in the West Wing of the building to create a more attractive lobby area. The work included new sheetrock ceilings, recessed lighting and crown molding. Work will continue on the East side of the building and both areas will be finished with new wall hangings, mirrors and carpeting. For next year the Board and Management are investigating the costs for additional waterproofing work in the entry courtyard as part of long-range plans for the continued maintenance of the exterior of the building.

## CARBON MONOXIDE DETECTORS

If you hear a smoke alarm going off in the building, please immediately call 911, not Jose or the Management office. The City of Yonkers 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 Jose and the Management Office for assistance. You should also follow the winter maintenance tips.

## DON'T LET THE BED BUGS BITE!

Every day in the news there are reports of bed bugs invading apartment buildings, department stores and movie theatres. There are no bed bug problems at Tudor Arms nor have we had any reports of bed bugs. The Board and Management want to educate residents on how they can take precautions to avoid bed bugs, especially when traveling. **When you travel and return home, it is recommended that you immediately place your luggage in plastic bags and have your clothing dry cleaned or washed and dried. The heat from dryers will kill off any bed bug contamination. It is recommended that residents purchase bed bug covers to protect their bedding and mattresses, they are inexpensive and available from Bed Bath & Beyond. Avoid buying second-hand furniture or using rental furniture. Rental furniture is a very large cause of bed bug infestation.**

If you have any reason to believe that your apartment may be contaminated with bed bugs, please immediately contact Jose and the Management Office. By residents educating themselves and taking basic precautions while traveling or when purchasing furniture, it will go a long way in heading off any problems. There is a new law in New York State (Amanda's Law). This law requires 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 Kidde website who manufacture smoke alarms, carbon monoxide detectors and home safety equipment worldwide. Go to [www.kiddeus.com](http://www.kiddeus.com).

## WINTER MAINTENANCE TIPS

- IF THERE IS NO HEAT FROM YOUR RADIATOR, CALL JOSE – (914) 438-1885.
- COVER WINDOW AIR CONDITIONERS (OR REMOVE THEM) TO PREVENT DRAFTS.
- PLEASE DO NOT POUR COOKING GREASE DOWN KITCHEN DRAINS.
- LAUNDRY ROOM HOURS ARE 7:30 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 Tudor Arms 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 requires all residents to maintain adequate apartment insurance. The cost can be modest - especially when bundled with auto insurance - but the savings can be substantial.

The Holiday lights are shining bright at Tudor Arms. We want to thank our Management Company for their direction of this Annual Event.

Jose Marroquin does an outstanding job maintaining Tudor Arms. The floors always shine and the courtyard and grounds are beautiful. We all want Jose to know that his efforts are appreciated.

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

