

**PATRICIA GARDENS OWNERS, INC.
NEWSLETTER**

NEWSLETTER DATE: DECEMBER 2009

**PATRICIA GARDENS
OWNERS,
INC.**

2010 OPERATING BUDGET

At a meeting of the Patricia Gardens Owners, Inc. Board of Directors, held on October 1, 2009, the enclosed 2010 Operating Budget was approved.

The 2010 Budget provides for a 3.25% increase in the Monthly Maintenance Charges, effective January 1, 2010. The increase is necessary because of the forecasted increases in Real Estate Taxes, Payroll and Utility costs.

During the second half of 2009, oil prices have spiked to over \$2.00 per gallon.

Therefore, the Fuel Surcharge will be increased to \$1.25 per share. The Fuel Surcharge gives the Board flexibility to balance the Budget based on current market conditions. If oil prices go higher in 2010, the surcharge may need to be increased. If oil prices go down, the surcharge can be reduced.

Board of Directors

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Katie FitzGerald

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Robert Orlofsky

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BUILDING IMPROVEMENTS

The Year 2009 has been a very active year at Patricia Gardens. Major Capital Improvements to replace the main entry staircase and sidewalk along Palmer Avenue were completed, along with the installation of a new security system that monitors all building entrances, the courtyard and parking areas.

At the recent Annual Shareholders Meeting, the architect firm of Gordon & Yestadt presented plans to reconstruct the entrance courtyard with new pavers, steps, handrails, lighting and replacement of the columns that support the building overhangs.

All of the shareholders present at the meeting showed their support for this project. It is the Board's intention to finance the cost of this capital project from the Reserve Fund without the need to pose an assessment on the shareholders.

**LAUNDRY ROOM CYBERWATCH
COMING TO PATRICIA GARDENS**

We are pleased to announce that the Board has completed negotiations with the laundry concessionaire, Service Directions. The result is that Patricia Gardens will be one of the first buildings in Westchester to have their Laundry Room equipped with a computerized laundry alert system.

This means that you will be able to go online and see if a washing machine or dryer is available for use. Once your laundry is completed, the system will automatically send you an e-mail or a text message.

This new laundry alert system should be a great convenience to our residents that have to carry their laundry down the stairs and outside to the courtyard just to find that all the machines are being used.

As part of the Laundry Room upgrade, Service Directions will be installing a larger capacity commercial front load washer.

DANFOSS THERMOSTATIC RADIATOR CONTROL VALVES

Is your apartment too hot? In a steam system, apartments will often be overheated because there is no way to control the amount of heat that passes through the radiator.

Residents in Patricia Gardens have attempted to adjust the radiator control valve by turning it off. This does not work. The steam still continues and leaks beneath the valve that often causes damage within the apartment or to the apartment below.

What is the solution? – Danfoss Thermostatic Control Valves. The Board has purchased a supply of Danfoss Thermostatic Radiator Control Valves. The valves will permit you to adjust the temperature in your apartment to a comfortable level. If you would like to have these valves installed on your radiators, please e-mail a request to ROINCI@MSN.COM or send a note to the Management Office. Juan will begin to install the valves as requests come in.

NEW MAINTENANCE PROCEDURES

The Board and Management has set up a new procedure for maintenance requests. There will be a supply of Maintenance Request Forms placed outside Juan's workshop door, next to the Laundry Room. If you have a maintenance request, please complete the form and place it in the Maintenance Request Mailbox. In this way there will be a written request for service. If you do not get a response within a reasonable amount of time, please contact the Management Office.

PATRICIA GARDENS 2009 SALES

Three apartments have been re-sold this year and we would like to congratulate and welcome the following new shareholders to Patricia Gardens.

Mary Romanello	1829-1E
Jamus Rivera	1825-2A
Wendy Vega	1825-1B

WINTER MAINTENANCE TIPS

- * IF THERE IS NO HEAT FROM YOUR RADIATOR, CALL JUAN – 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.



Juan Soto does an outstanding job maintaining Patricia Gardens. The floors always shine and the courtyard and grounds are beautiful. We all want Juan to know that his efforts are appreciated.



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