

WESTCHESTER GARDENS SHAREHOLDERS NEWSLETTER

NEWSLETTER DATE: DECEMBER 2009

WESTCHESTER
GARDENS OWNERS,
INC.

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2010 OPERATING BUDGET

At a meeting of the Westchester Gardens Board of Directors, held on November 10, 2009, 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 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. The Board has decided to leave the surcharge in place without increase. However if oil prices average more than \$2.00 per gallon this winter, then the surcharge will be increased. The Fuel Surcharge gives the Board flexibility to balance the budget based on current market conditions.

ROOF BULKHEADS

Recently work has been completed to remove all of the asphalt shingles that were installed on the roof bulkheads. Now that the original brickwork is exposed, the bulkheads look much better.

There are masonry repairs required to restore the bulkheads which includes repair or replacement of the roof bulkhead doors and waterproofing of the dumbwaiter shafts which attach to each bulkhead.

The work necessary to restore the bulkheads will be investigated this winter. It would be the Board of Directors intention to move forward with restoration during the summer of 2010.

Back Door Replacement – A sample fiberglass door has been installed in the basement which is under consideration for the rear entrances to the building.

Other types of doors are being considered which would also include replacement of the door frame, new hinges and hardware.

Courtyard Sidewalks and Entry Stoops – Prices have been obtained to resurface areas of the courtyard sidewalks with new asphalt. Other methods to improve the entry courtyard sidewalks and entry stoops are being investigated.



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.

Westchester 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@MSN.COM.

PRIVATE STORAGE

Need more Storage? Westchester 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 roinc1@msn.com to reconfirm your interest.

WINTER MAINTENANCE TIPS

- * IF THERE IS NO HEAT FROM YOUR RADIATOR, CALL DOMINIC – 664-2565.
- * 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.



Dominic Totino, Edgar Leal and Luis Leal do an outstanding job maintaining Westchester Gardens. The floors always shine and the courtyard and grounds are beautiful. We all want Dominic, Edgar and Luis to know that their efforts are appreciated.



WESTCHESTER GARDENS 2009 SALES

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

Rabina Alisyed	AD1
F. Ramall Smalls	CC3
Melanie Campbell	IC1

APARTMENT INSURANCE DON'T LEAVE HOME WITHOUT IT

A big reason for living at Westchester Gardens 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.



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