



WESTCHESTER GARDENS PROPERTY PROFILE

APARTMENT DAMAGE

If your apartment is damaged by a plumbing leak or roof leak, the Corporation is responsible to open the interior wall, repair the plumbing line, and close the ceiling or wall. The Corporation is not responsible for any repainting as a result of apartment damage. If your neighbor accidentally overflows their bath tub and floods your apartment, the Co-op is not responsible. In this situation you would make a claim to your insurance company for the damage to your ceiling and personal property.

APARTMENT INSURANCE

The Corporation requires that shareholders maintain an apartment insurance policy that insures the personal content and provides liability coverage for their apartment. It also protects the apartment in the event of an emergency, such as fire or water damage. These policies are inexpensive and insurance carriers specializing in apartment insurance policies include Nationwide, Allstate and State Farm. These insurance companies have high ratings and have been very responsive to processing claims.

APARTMENT REMODELING

If you have plans to do any major renovation of your apartment such as a new kitchen or bathroom, it is required that you complete the Co-op Apartment Renovation Form and submit it with the required Contractor's License and Insurance to the Management Office, along with a \$750 Remodeling Deposit. The Remodeling Deposit is to ensure that there is no damage to the public hallways, entrances or grounds during your renovation.

The General Contractor must have a current Westchester County Home Improvement License and a copy of the Westchester County Home Improvement License must be submitted with the Contractor's Insurance. You do not want to hire a Contractor that is not licensed and insured. This requirement is for your protection. If the contractor damages the building or causes a water leak that damages surrounding apartments, you as the apartment owner and the Contractor would be held responsible. Westchester County has additional information on Home Improvement Contractors. Please visit their website www.westchestergov.com/consumer_homecontractors.htm.

BOARD OF DIRECTORS

There are seven seats on the Westchester Gardens Board of Directors. The Board members are Lou Cirillo, Carl Grant, Kim A. Derbin, Nancy Saarinen, Michael Hughes, Jeffrey Sommers and Robert Orlofsky. There is an Annual Shareholders Meeting held each year in July or August.

BOARD INTERVIEW

If you applied to purchase an apartment at Westchester Gardens, the Board meets as necessary to conduct a personal interview, review the House Rules, building maintenance procedures and Policies.



BUILDING SUPERINTENDENT

Dominic Totino is the Superintendent for Westchester Gardens and resides in apartment GA1. Edgar and Luis Leal are the building Porters. To contact Dominic Totino call (914) 664-2565 or the Management Office at (914) 328-6962, 24 hours.

CABLE TELEVISION AND VERIZON FiOS

Westchester Gardens is prewired for Cable TV. To order cable services call (914) 777-9000 or visit their website at www.cablevision.com.

Verizon FiOS - Westchester Gardens is also prewired for Verizon FiOS high speed fiber optic network. If you wish to order Verizon FiOS, call (888) 553-1555 or visit their website at www.verizon.com.

CO-OP AND SHAREHOLDER REPAIRS

Westchester Gardens is responsible to provide heat, hot water, service of windows and screens, slow drains or stoppages and the electrical service from the basement to the circuit breaker panel in your kitchen. The Shareholder is responsible for all other interior maintenance of their apartment such as plumbing connections beneath the sink, dripping faucets, light fixtures, light switches, outlets and bathroom fixtures, including bath tub and toilet.

EXTERMINATOR

The exterminator calls on Westchester Gardens every other Monday. It is recommended that you have your apartment treated once per month for preventative maintenance. If you would like to have your apartment treated, please contact Dominic Totino or E-mail our office at roincl@msn.com.

GARBAGE DISPOSAL AND RECYCLING

Your regular household garbage should be bagged and tied and placed in the dumpsters located in the parking lot. NEWSPAPERS and magazines should be placed in the BLUE containers located in the Laundry room. GLASS, CANS AND PLASTIC CONTAINERS should be rinsed and placed in the RED recycle containers in the Laundry Room. The porters empty the recycle containers Monday – Friday. There is no garbage pick-up on weekends and Federal Holidays..

LAUNDRY ROOM

There is a laundry room centrally located in the basement of the building. The laundry room concessionaire is Service Directions. The room is equipped with high efficiency washers and dryers and a computerized SMART Card System that eliminates the need for quarters. For further information, please visit the Service Directions Website at www.servicedirections.com.

MOVE-IN – MOVE-OUT PROCEDURES

If you have sold your apartment or if you plan to move out from Westchester Gardens, it is required that you post a \$750 move-out Security Deposit with the Managing Agent. There would be a deduction from your move-out security deposit if the hallways, entrances or grounds are damaged during your move. For your protection, make sure your moving company is licensed and insured.



MOVE-IN – If you have purchased an apartment and are ready to move-into Westchester Gardens, you should advise the Superintendent and the Management office of the date of your move. Moving in is permitted Monday – Friday from 8:00 am – 5:00 pm. No move-ins on Saturday or Sunday.

RETURN OF MOVE-IN DEPOSIT – After you have completed your move, in order to receive the return of your \$750 move-in deposit, you need to contact the Superintendent who will complete a move-in inspection report. Your apartment must have 80% of the wood floors carpeted, there must be an operative smoke and carbon monoxide detector, and the Superintendent is to be supplied with keys to all front door locks for Emergency Access.

OFFERING PLAN AND AMENDMENTS

The Westchester Gardens Offering Plan and Amendments are available at the Management Office. The Offering Plans can be purchased for \$125.00 and contains the Amendments and Corporation By-Laws.

PARKING

Westchester Gardens has 112 outdoor parking spaces. There is one space assigned to each apartment. The charge for an outdoor parking space is \$35.00 per month. Any cars that are illegally parked in the fire lanes or that have commercial plates will be towed from the property. Please observe parking lot signs and review the House Rules.

SMOKE AND CARBON MONOXIDE DETECTORS – SAVE LIVES!

It is a New York State requirement that shareholders install and maintain an operative smoke detector in each bedroom along with a carbon monoxide detector. A Smoke or Carbon Monoxide detector can save your life or a family member. Make sure you test your Smoke and Carbon Monoxide detector often and change the battery. If you hear a smoke detector going off anywhere in the building, please immediately call 911.

STAR PROGRAM

The New York State Star Program is a very important program that gives a shareholder a monthly credit on their co-op maintenance charges. The Star Credit ranges from \$104.00 to \$140.00 per month depending on the number of shares you own. New Shareholders must register for the Star Program as soon as they close and acquire title to their apartment. Even if you receive the Star Credit on your maintenance bill, you must register for the program or you will lose the Star Credit.

For additional information contact the Management Office or the City of Mt. Vernon Assessor's office at (914) 665-2325. You can print the New York State Star Application by visiting www.orps.state.ny.us



STORAGE - BARGOLD PRIVATE

There are private storage rooms available to lease located in the basement of K building. These units are large, constructed out of metal and you would be provided with a key to the room for free access. If you would like additional information on how to lease a Bargold Storage Unit, please contact Bargold directly at (718) 227-4653 or visit their website at www.bargold.com.

STORAGE - PRIVATE CAGES

There are also private storage cages that are smaller and lease for \$250.00 per year. If you are interested in renting a private storage cage, please contact Dominic Totino and download the [Private Storage Request Form](#).