

BRYANT GARDENS CORP. NEWSLETTER

DECEMBER 2017

**BRYANT GARDENS
CORP.**

2018 OPERATING BUDGET

Board of Directors

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At its November 15 meeting, the Bryant Gardens Board of Directors adopted the 2018 Operating Budget, which increases monthly maintenance charges by 1% effective January 1, 2018.

The Board of Directors was pleased to be able to hold the increase to 1% despite substantial increases in Budget items, such as Real Estate Taxes and Insurance, over which they have little or no control. The 1% increase translates to less than \$6 more per month for a Studio apartment, to under \$11 for two-bedroom apartments.

You can download a copy of the 2018 Operating Budget from the BuildingLink Library at www.BryantGardensResidents.com or from the Bryant Gardens section of the Robert Orlofsky Realty website at www.RobertOrlofsky.com.

2017 - ANOTHER STRONG YEAR FOR SALES

The Management Office reports that 2017 has been another banner year for apartment sales at Bryant Gardens, with 41 apartments sold to date.

Demand for apartments at Bryant Gardens remains strong, with tight inventory and bidding wars supporting higher prices and quick sales. Our well-maintained buildings, beautiful park-like setting and free onsite parking remain the winning trifecta.

CAPITAL PROJECTS AND IMPROVEMENTS

Over the past year the huge parking lot between and behind Buildings 5 & 7 was milled and repaved. Westchester Paving succeeded in grading the lot for optimal drainage, while managing the project for minimum inconvenience to its users.

In a separate project, Castle Driveway crack-filled and sealcoated the driveway between Buildings 4 and 6, and the sidewalks in front of the Buildings and the paths behind them. The repairs improve safety and appearance while extending the life of the asphalt.

UNDERGROUND SPRINKLER SYSTEM

A new underground irrigation system was installed this year just in time to test and winterize it. It covers the Central Park, the Playground, and the courtyards of Buildings 3, 6, 8, 175 and 185.

The new system, which waters the lawns and gardens at night when it is cool -- without “watering” the walks -- will provide better coverage while using much less water. No one in the affected Buildings will miss the time-consuming dance of hoses and sprinklers that under- and over-watered the grounds and frayed nerves.

NEW PLAYGROUND FOR PRESCHOOL CHILDREN

A playground and cushioned surface designed for children ages 2-5 has been ordered from Kompan after reviewing presentations from four vendors. Kompan, who supplied the playgrounds for Delfino Park, offered the best quality, warranties, and safety certifications. They were selected after they agreed to meet the budget set by the Board.

The new playground will be installed later this winter, if weather permits, or early next spring. The existing playground, which is suitable for children 6 and older, will remain in place.

IF YOU SMELL GAS, ACT FAST – CALL 911

**IF YOU SMELL GAS, CALL 911 FIRST, BEFORE YOU CALL THE
MAINTENANCE OR MANAGEMENT OFFICE.**

CON ED IS RESPONSIBLE TO REPAIR EMERGENCY GAS LEAKS.

At Bryant Gardens, we use gas for cooking, for the gas dryers in our laundry rooms and for the boilers providing heat and hot water. Escaping gas that builds up and isn't reported could have devastating results.

You can protect yourself and your neighbors by making sure your gas stove is completely turned off before you leave the apartment. Never leave your apartment with food cooking on or in your stove.

NOT USING BUILDINGLINK? LOOK WHAT YOU'RE MISSING!

BuildingLink is the Swiss Army Knife for apartment living. It's got all the tools you need for getting things done. And it's easy to use. All you need to put BuildingLink to work is a smartphone or a computer.

The most popular things you can do with BuildingLink:

- PAY your maintenance by ACH, credit or debit card
- SUBMIT repair requests to Maintenance
- RESERVE amenities, such as the Playground or Meeting Room
- WRITE Management or the Board
- READ notices, documents, and Board Meeting minutes
- USE the Bulletin Board: Buy/Sell, Find/Offer Services, Make Playdates.

To use BuildingLink, open your Internet browser and go to www.BryantGardensResidents.com. Then login using your Username and Password. You can also login using the BuildingLink application for Android or Apple smartphones or tablets.

JOIN THE OVER 300 RESIDENTS PAYING THEIR MAINTENANCE ONLINE

To enroll in BuildingLink to pay your Maintenance online, submit repair requests and more, just email BuildingLink@BryantGardens.com to get your Username and Password.

NO COMPUTER OR SMARTPHONE? NO PROBLEM

If you don't have access to a computer, tablet, or smartphone, or just prefer paper and pen, Maintenance Request Forms are available in the Maintenance Office. **Remember, the Lease requires that requests for service be submitted in writing, except in emergencies.**

HOLIDAY LIGHTING CEREMONY -- BEST EVER!

Bryant Gardens vibrated with energy and excitement on Sunday, December 10th as residents, their families and friends took part in the Annual Holiday Lighting Ceremony and party.

A crew of youngsters counted off the seconds, then pressed the button to light the towering Christmas Tree. Later, Terry Orlofsky lit the giant Hanukkah menorah, ably assisted by her husband Robert.

After acknowledging the Board Members on hand, shout outs went to Jay Cid, David Tapia, and the Maintenance Staff for their many contributions throughout the year. The holiday decorations and general level of maintenance just keep getting better. Thanks guys!

With hot apple cider and donuts aplenty, young and old alike sang and danced to the lively music of Hart to Hart, and made merry with Santa Claus and his helpers from Dave's Cast of Characters. There were candy canes, hats and holiday favors for all.

NEW BOARD MEMBERS

When Board Member James Barrecchia married shareholder Cynthia Shea and they moved to a house nearby, the Board offered Hearty Congratulations.

And then it got to work screening a slate of seven, including electoral and solicited candidates, for the seat to be vacated by Mr. Barrecchia. At its October Meeting, the Board interviewed the two finalists, Natasha Eaton, a NYC teacher and mother of two, and Brendan Pastor, a journalist and communications pro at the UN, and it was impressed by both.

And then something special happened! Mr. Orlofsky said instead of trying to choose between two well-qualified candidates, the best thing for Bryant Gardens would be to appoint them both. And after 30+ years on the Board, he would step down to make room! Wow! Of course, he would continue to attend Board Meetings as the Secretary of the Corporation and as our Property Manager. A win-win!

Robert and James resigned at the end of the October Meeting; Natasha and Brendan were appointed at a Special Meeting the next week.

COULDN'T FIND A PARKING SPOT? BLAME THE DOUBLE-DIPPERS!

We've done the math. Our outdoor parking plus our garage parking provides more than enough spaces for every resident's vehicles plus a party night's worth of visitor's vehicles. Really!

So how come you came home at 2:00 am last Wednesday and couldn't find a parking spot? There are other pieces to the puzzle (which we're working on), but Security says there are 30-45 residents -- the Double-Dippers -- who have an empty garage but park on a roadway or in a lot overnight.

If you have a garage, please park in it overnight. And not just in bad weather. Thanks.

BEST WISHES FOR A MERRY CHRISTMAS, HAPPY HANUKKAH AND A PROSPEROUS AND HEALTHY NEW YEAR

