

# HARTSDALE GARDENS OWNERS, CORP. NEWSLETTER

DECEMBER 2018

HARTSDALE GARDENS  
OWNERS, CORP.

## 2019 OPERATING BUDGET

### Board of Directors

Arnold Bell

Jimmy Rosi

Jeremy Ingpen

Judith Hoffman

Nancy Heller

### Managing Agent

Robert Orlofsky  
Realty, Inc.

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### Staff

Yuri Molina  
Superintendent  
(914) 949-4264

Luis Mejia  
Porter

At a meeting of the Hartsdale Gardens Board of Directors held on November 8, an Operating Budget was approved that provides for a 5% increase in the monthly maintenance charges commencing January 1, 2019.

### INCREASE IN OPERATING COSTS

Real Estate Taxes, Insurance and other fixed operating expenses go up every year that the Board has little or no control. Gas heating expenses are also forecasted to be higher next year although gas is still cheaper than oil, burns cleaner and is more efficient.

In 2016, the Town of Greenburgh did a town wide revaluation of Real Estate. The Hartsdale Gardens tax assessment increased from \$7,572,815 to \$9,616,000, or more than 20%. The increase in Real Estate Taxes has had a major impact on the operating budget.

Shareholders may download a copy of the 2019 Operating Budget by going to [www.robtorlofsky.com](http://www.robtorlofsky.com), click on properties, then Hartsdale Gardens.

### TAX CERTIORARI PROCEEDING

Hartsdale Gardens has filed a tax certiorari proceeding against the Town of Greenburgh. A tax certiorari proceeding is a legal action brought by Hartsdale Gardens against the Town of Greenburgh to challenge the increase in assessment and to hopefully get it lowered.

A Real Estate Tax Certiorari proceeding often takes years to settle. Hartsdale Gardens Owners has engaged the law firm of Griffin, Coogan, Sulzer & Horgan in Bronxville to file the tax certiorari protest. The law firm is hired on a contingency basis and only gets paid if they are successful in obtaining a reduction in the assessed valuation.

### OPERATING COST CUTTING MEASURES

In November of 2015 Hartsdale Gardens successfully refinanced its mortgage. The interest rate came down from 5.79% to 3.84% fixed for a 10-year term. The net proceeds from the refinance established a new Reserve Fund.

The new mortgage allowed Hartsdale Gardens to finance a series of major improvements: the gas conversion project, replacement of the sidewalk along Central Avenue, complete renovation of the courtyard, installation of a new underground irrigation system, garage door replacement, and energy saving upgrades to the lighting system. All of these capital improvements were paid for

without the need to impose an assessment on the shareholders.

The cost to heat Hartsdale Gardens with oil in 2013 was \$157,000. Now five years later the 2019 budget to heat Hartsdale Gardens with gas is \$80,000, a huge savings in operating costs.

### **ANNUAL SHAREHOLDERS MEETING**

The Annual Meeting of Shareholders of Hartsdale Gardens was held on December 4, 2018 at Venetian Delight Restaurant.

Arnold Bell, Board President called the meeting to order and introduced the Board members, Jimmy Rosi, Jeremy Ingpen, Judith Hoffman and Nancy Heller.

Arnold Bell reported that after more than thirty years of service to the Hartsdale Gardens Board, Robert Orlofsky decided to step down and permit another resident shareholder to take his seat. The Board, in accordance with the By-laws has the right to appoint a new board member and chose Judith Hoffman who expressed an interest in serving on the Board and has been a shareholder since 2006. Mr. Bell offered thanks to Robert and advised that Robert Orlofsky would continue in his role as managing agent.

Jeremy Ingpen, as the Board Treasurer, highlighted the sound financial condition of Hartsdale Gardens and the need to maintain a balanced budget. The current reserve fund of \$470,000 needs to be maintained as a reserve for future major capital repairs.

Mark Cohen, our accountant from Bloom & Streit, CPA, gave a detailed presentation of the Hartsdale Gardens Financials for 2017, 2018 year to date and the 2019 Operating Budget.

Management reviewed the past year of operations and building maintenance.

Thereafter there was an open discussion. Some of the shareholders expressed dissatisfaction with the existing laundry room card system and requested that the system be changed back to the original smart card system that was much easier and more reliable. Other shareholders made a point that a 5% increase in maintenance was not enough because the 2019 budget does not have a reserve contingency. It was also suggested that the childrens' playground surface be replaced and can there be anything done to improve the play area off of the 27 parking lot.

Mr. Himmelfarb conducted the Board election and announced there was a quorum so an official election could take place.

A motion from the floor and seconded was to nominate the existing Board of Arnold Bell, Jeremy Ingpen, Jimmy Rosi, Judith Hoffman and Nancy Heller.

Justin Bush was nominated and seconded and agreed to run for the Board.

Justin was given an opportunity to say a few words and then a formal vote took place conducted by Mr. Himmelfarb with inspectors of election to count the ballots.

The result of the election was that the existing Board of Arnold Bell, Jimmy Rosi, Jeremy Ingpen, Judith Hoffman and Nancy Heller were elected. The Board decided to invite Justin Bush to attend and participate at future Board meetings and Mr. Bush accepted.

## **WATER CONSERVATION**

Our water bills have increased steeply in the past several years.  
Please do your part in water conservation.

\*\*\*Please repair or replace any dripping faucets\*\*\*  
\*\*\*Please report any stuck or running toilets to Maintenance immediately\*\*\*  
\*\*\*Use good water conservation practices\*\*\*

## **AVOID BUILDING BACK-UPS**

Often the basement in 27 backs up and floods that area. The reason it happens is because residents are putting paper towels in their toilets. This has been confirmed by American Minute Man who does the service on the line when it backs up. Paper towels, diapers or any other materials that expand when placed in water should not be flushed down your toilet and we appreciate your understanding.

## **IF YOU SMELL GAS, ACT FAST – CALL 911**

If you smell gas, CALL 911 first before you call Yuri or the Management Office.

At Hartsdale Gardens we use gas for cooking and we also have gas dryers and gas boilers. Escaping gas that builds up and isn't reported could have devastating results. Smell gas? Act fast!

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

In 2018 there were two resales and we would like to congratulate and welcome the following new shareholders to Hartsdale Gardens;

Jennifer K. Gomez 2-E  
Teresa Collins 2-H

Lobby Decorations – A big “Thank you” to Maria Rosi who volunteers and does a beautiful job decorating the lobbies for the Holiday Season.

*Yuri Molina and Luis Mejia do an outstanding job maintaining Hartsdale Gardens. The building is kept beautifully and we all appreciate their daily efforts, attention to maintenance issues and hard work. Plus, as always, we are proud that our Holiday lights always shine bright and we hope make your Holidays at Hartsdale Gardens, just a little bit brighter.*

