

# PATRICIA GARDENS OWNERS, INC. NEWSLETTER

SPRING 2018

PATRICIA  
GARDENS  
OWNERS, INC.

## 2017 FINANCIAL REPORT

### Board of Directors

Enclosed is a copy of the Patricia Gardens Owners, Inc. 2017 Financial Report.

**Eileen Chase**

As shown on page 17, Schedule of Budget with Actual Operating Amounts, Patricia Gardens ended the year with an operating surplus of \$24,908.

**Katie FitzGerald**

Certain large expense categories came in less than the budget forecast:

**Jeremy Billig**

Real Estate Taxes for 2017 were budgeted at \$184,000, vs. an actual expense of \$169,642.

**Francisco J. Ferrer Jr.**

**Arthur Coleman**

Building Insurance for the year was budgeted at \$53,000 vs. an actual insurance cost of \$42,139.

**Robert Orlofsky**

Between these two categories, Patricia Gardens ended 2017 \$26,000 under the budget forecast, and this is the major reason why maintenance was not increased for 2018.

### Managing Agent

**Robert Orlofsky**  
Realty, Inc.

In fact, the Patricia Gardens Board has been able to avoid an increase in the monthly maintenance charges for the past four years, which is a notable financial accomplishment.

7 Bryant Crescent  
Suite 1C

White Plains, NY  
10605

On the balance sheet, the Patricia Gardens reserve fund totaled \$575,039.00 at the end of 2017.

914-328-6962 (O)

### 2017/2018 WINTER DOESN'T STOP

914-328-6993 (F)

It has been a very difficult year so far for snow, cold weather and two very powerful Nor'easter storms that caused major damage and power outages throughout the Tri-State area.

### E-Mail

ROINC3@GMAIL.COM

After the second Nor'easter hit, it was clear that Con Edison would not be restoring service to the Larchmont area for several days.

### Website

www.robtorlofsky.com

The Board authorized management to arrange for emergency backup generators. The generators were installed Sunday March 4, with the electrician's crew working late into the evening so that heat, hot water, and electric service to all of the apartments was temporarily restored.

### Superintendent

**Juan Soto**  
914-834-5888

Patricia Gardens operated on the temporary generators for five days until Larchmont fully restored power to the area.

## **SECOND HAND SMOKE—A GROWING CONCERN**

There is a growing concern among shareholders that the number of individuals smoking either in their apartment or near the buildings is creating a second hand smoke condition that impacts their neighbors.

### **IN ACCORDANCE WITH PARAGRAPH 18(B) OF THE PROPRIETARY LEASE:**

**Odors and Noises** The Lessee shall not permit unreasonable cooking or other odors to escape into the building. The Lessee shall not permit or suffer any unreasonable noises or anything which will interfere with the rights of other lessees or unreasonably annoy them or obstruct the public hallways or stairways.

### **SMOKING SURVEY**

The Board would like to obtain feedback from shareholders with regard to adopting a smoking policy. Please complete the attached smoking survey and return it to the Management Office by email at [roinc3@gmail.com](mailto:roinc3@gmail.com) or by fax (914) 328-6993.

Please note that this survey is not a vote, but it will help the board develop a means to better control smoking at Patricia Gardens, or eliminate smoking in its entirety.

### **SAVE WATER; REPORT LEAKING TOILETS AND FAUCETS**

If your toilet is running or your sink or bathtub faucets keep dripping water, please report the leak to Juan and the Management Office. We want to eliminate all water leaks.

Water is a very precious commodity and we do not want to waste it. And several times in past few years Patricia Gardens' annual water expense has been over budget for the year.

Eliminating water leaks will help keep Patricia Gardens utility costs under control.

### **HOUSE RULES REMINDER: NO PERSONAL PROPERTY IN THE HALLWAYS**

Shoes, umbrellas, boxes, toys or any other personal property are not permitted to be stored in the public hallway outside your front door.

It is very unsightly for your neighbor to come home to shoes or boots being left in the hallways.

Shoes and other property that is continuously left in the hallways may suddenly walk away.

Please be considerate of your neighbor and keep your property inside your apartment.

### **WHAT IS BEING PLANNED FOR 2018?**

The Board is considering several building improvements for later this year; these include repaving the driveway at the rear of 1833 building, replacing the intercom system, and replacing the round hallway windows. We are also reaching out to Verizon to get the buildings wired for FIOS. For years Verizon was very aggressive on wiring apartment buildings for FIOS and many buildings in the area had problems with the contractors and installation, but in recent years they have been less responsive.

The Board plans on filing a complaint with the New York State Public Service Commission if Verizon does not respond to our request for service.

### **PATRICIA GARDENS SALES—RED HOT!!**

The demand for apartments at Patricia Gardens continues to be strong.

Two apartments have already closed this year and three more sales are pending. The prices continue to move higher.

All of the prospective purchasers say the reason they are attracted to Patricia Gardens is because of the beautiful private courtyard and well maintained buildings.

## **Welcome to Spring!**



**PATRICIA GARDENS SMOKING POLICY "SURVEY"**  
**APRIL 2018**

1.	I support a policy at Patricia Gardens that would prohibit the Board of Directors from accepting an application from a Purchaser(s) that smoke	YES	NO
2.	I support a policy that completely bans smoking at Patricia Gardens in the apartments, public areas and grounds	YES	NO
3.	I do not support any change to the current smoking policy other than enforcement of the House Rules and Proprietary Lease by the Board of Directors	YES	NO

\_\_\_\_\_ Shareholder Name

Apt. \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please email completed survey to [roinc3@gmail.com](mailto:roinc3@gmail.com) or fax to (914) 328-6993