

# **TUDOR ARMS OWNERS, CORP. NEWSLETTER**

DECEMBER 2016

TUDOR ARMS  
OWNERS, CORP.

## **2017 OPERATING BUDGET NO INCREASE IN MAINTENANCE CHARGES**

### **Board of Directors**

**Edward Woods**

**Aida Stone**

**Laura Hernandez**

**Robert Orlofsky**

**Nancy Heller**

At a meeting of the Tudor Arms Board of Directors held on October 25, 2016, the Operating Budget for 2017 was approved that maintains the monthly maintenance charges at their current level without increase.

In spite of forecasted increases in Real Estate Taxes that go up every year as well as Insurance and general operating expenses, the Board was able to keep a lid on a maintenance increase because of fuel savings.

Converting our heating system from oil to natural gas has provided solid savings. Even with oil prices at a record low, gas heat is still cheaper, burns cleaner and has fewer maintenance issues.

### **Managing Agent**

**Robert Orlofsky  
Realty, Inc.**

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### **Superintendent**

**Jose Marroquin  
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## **ANNUAL SHAREHOLDERS MEETING**

More than 35 shareholders attended the Tudor Arms Annual Shareholders Meeting held on December 5 at Angelina's Restaurant in Tuckahoe.

Besides great food and Holiday Spirit, presentations were given by our accountant and managing agent.

Robert Tejada, an accountant from the firm of Lawrence Honigman reviewed the Tudor Arms financials for 2016 and 2017.

Mr. Tejada reported that Tudors Arms has a very healthy financial position as a result of the mortgage refinance that took place last August of 2015. The new mortgage amount of \$3,150,000 is at a very favorable interest rate of 3.82%. As a result of the refinance, Tudor Arms has established a new Reserve Fund in the amount of \$1,090,000 that can be used to finance future capital improvements to the building.

Robert Orlofsky, the managing agent, reviewed general building operation and discussed the garage restoration project. Questions regarding building security doors were discussed. The condition of the building windows was also raised and shareholders expressed an interest in seeing all of the building windows replaced with new high performance windows with upgraded glass to eliminate drafts.

Board President Edward Woods conducted the meeting and made it a point to introduce and welcome new shareholders to Tudor Arms.

The election of the Board of Directors took place and the results were as follows:

Edward Woods, President  
Aida Stone, Vice-President  
Robert Orlofsky, Vice-President  
Laura Hernandez, Secretary & Treasurer  
Nancy Heller, Director

Ken Johnson decided not to seek re-election to the Board. The Tudor Arms Board of Directors would like to take this opportunity to sincerely thank Ken for his service, inspiration and participation over the past year.

A special “thank you” to Laura Hernandez who organized the Shareholders meeting and made all of the arrangements with Angelina’s Restaurant.

### **FUTURE CAPITAL PROJECTS**

A building permit has been issued by the City of Yonkers to move forward with the indoor garage restoration project.

The work is scheduled to commence right after the New Year. The first part of the project would be to probe small areas of the garage deck and columns to determine their condition and if there is any damage from water infiltration.

Notice will be given when the project starts so residents will be able to move their cars out of the work areas.

### **WINTER MAINTENANCE TIPS**

- \*IF THERE IS NO HEAT FROM YOUR RADIATOR, CALL JOSE (914-337-6968)
- \*COVER OR REMOVE WINDOW AIR CONDITIONERS TO PREVENT DRAFTS
- \*PLEASE DO NOT POUR COOKING GREASE DOWN KITCHEN DRAINS
- \*LAUNDRY ROOM HOURS ARE 7:00 AM TO 9:30 PM
- \*PLEASE DO NOT LEAVE CLOTHES UNATTENDED IN THE MACHINES

### **RECYCLING AND TRASH DISPOSAL**

The Tudor Board and Management moved forward to reorganize trash disposal and recycling. A new room was constructed that acts as a staging area to hold garbage and recyclables for the weekly pick-up. This change has been a major building improvement where the area is clean and containers are clearly marked for trash and recyclables.

Shareholders are reminded that the recyclables are to be brought down and placed in the containers that are marked for each item. Do not leave any of your recyclables or newspapers on the floor.

### HOLIDAY LIGHTING A GREAT TIME FOR ALL

The Tudor Arms Holiday Lighting Ceremony that took place on December 13 was beautiful and a lot of fun! Thank you Laura Hernandez for your help, organization and community spirit.

We would like to take this opportunity to congratulate and welcome the following new shareholders to Tudor Arms.

Apt. #24	Theresa E. Cummings
Apt. #38	Gregory Ozycz
Apt. #59	Adrian A. Rubio-Molina and Mariela A. Salvoch

Jose Marroquin and Humberto Sanchez do an outstanding job maintaining Tudor Arms. The building is kept beautifully and we all appreciate the daily efforts, attention to maintenance issues and hard work. We also want to thank Jose and his team for their design and building of the Tudor Arms Holiday Lighting display that we all admire and enjoy.

*The Tudor Board and Management would like to say thank you for the opportunity to be of service to you.  
Best wishes for a Merry Christmas, Happy Hanukkah and a Prosperous and Healthy New Year!*





