

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

DECEMBER 2017

**TUDOR ARMS  
OWNERS, CORP.**

## **2018 OPERATING BUDGET 3% INCREASE IN MAINTENANCE CHARGES**

### **Board of Directors**

**Edward Woods**

**Laura Hernandez**

**Allison Jacobs**

**Robert Orlofsky**

**Nancy Heller**

### **Managing Agent**

**Robert Orlofsky  
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### **Superintendent**

**Jose Marroquin  
914-907-0560**

At a meeting of the Tudor Arms Board of Directors held on November 14, the 2018 Operating Budget was approved that increases the monthly maintenance charges by 3% commencing January 1, 2018.

This is the first increase in maintenance charges in more than 3 years. The oil surcharge was reduced in 2015 and permanently eliminated in 2016 so the net effect was your monthly maintenance had been reduced over the past 24 months.

The increase in carrying charges is necessary due to forecasted increases in Real Estate taxes and general operating expenses.

## **ANNUAL SHAREHOLDERS MEETING**

More than 25 shareholders attended the Tudor Arms Annual Shareholders Meeting held on November 21 at Angelina's Restaurant in Tuckahoe.

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

Robert Tejeda, our accountant from the firm of Lawrence Honigman reviewed the Tudor Arms financials for 2016 and 2017 year to date and the 2018 Operating Budget.

Mr. Tejeda reported that Tudors Arms has a very healthy financial position as a result of the mortgage refinance that took place in August of 2015. The new mortgage amount of \$3,150,000 is at 3.82% fixed for the 10 year term. As a result of the refinance, Tudor Arms established a new Reserve Fund that financed the recent major capital improvements to the courtyard and garage without the need to impose a special assessment on the shareholders. Tudor Arms spent close to \$500,000 in 2017 and still has a Reserve Fund of \$525,000.

Robert Orlofsky, the managing agent, reviewed general building operation and reported on the garage and courtyard restoration project and renovation of the exercise room.

The courtyard reconstruction that started in April has been completed. It was a very difficult job and we thank the residents who put up with the construction noise and inconvenience while work proceeded.

While the courtyard work moved forward, the Board approved renovation of the interior garage with new energy efficient LED lighting and complete painting which has been a major improvement.

A decision was also made to renovate the Tudor Arms Fitness center and purchase all new equipment. The response from residents has been very positive.

Board President Edward Woods conducted the election of the Board of Directors. Mr. Woods reported that Aida Stone has decided not to seek re-election to the Board because she and her husband are selling their apartment. Mr. Woods, on behalf of all of the shareholders, extended a sincere thank you and appreciation for Aida's service to the Board.

Since there was now an opening on the Board, Allison Jacobs (Allie) was nominated from the floor and seconded.

Then by unanimous declaration of the shareholders present, the following were elected to the Tudor Arms Board of Directors;

Edward Woods, President  
Laura Hernandez, Secretary  
Allison Jacobs, Treasurer  
Robert Orlofsky, Vice-President  
Nancy Heller, Director

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**

After a very busy 2017, there are no major capital improvements scheduled for next year. However, some improvements being considered for the future include roof replacement, window replacement, ongoing maintenance, repairs of the exterior stucco and brickwork of the building.

## **SERVICE ANIMAL POLICY**

In accordance with the American Disabilities' Act and upon advice from the Tudor Arms attorney, Ronald Sher from the law firm of Himmelfarb and Sher, Tudor Arms adopted a service animal policy. The policy provides that a resident may acquire a dog or other service animal if there is a documented medical need.

The policy has many safeguards regarding the breed of the dog, documentation that verifies the dog has been trained as an emotional support animal and other safe guards that would avoid any damage to the building or excessive barking.

The Tudor Arms Board recently approved a request from a shareholder for an emotional support animal.

## **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 11 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 shareholder to Tudor Arms.

Patricia Schwerdtman - Apt. #27

Jose Marroquin and Mario Castellanos 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 Healthy and Peaceful New Year.*

