

# HARTSDALE GARDENS OWNERS, CORP. NEWSLETTER

DECEMBER 2020

HARTSDALE GARDENS  
OWNERS, CORP.

## Board of Directors

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Jimmy Rosi

Jeremy Ingpen

Judith Hoffman

Nancy Heller

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Porter

## **POSTPONEMENT OF ANNUAL SHAREHOLDERS MEETING**

Due to Covid-19 and New York State's ban on large gatherings, the Hartsdale Gardens Annual Meeting of Shareholders, usually held in December, will be postponed for six months or until it is safe to hold a meeting.

## **2021 OPERATING BUDGET**

On November 2, the Hartsdale Gardens Board of Directors met via Zoom with Mark Cohen and Lori Lerman, from the accounting firm of Bloom & Streit.

Mark and Lori presented to the Board a 2020 nine-month financial report with a comparison to our budget and a proposed 2021 operating budget.

Mark and Lori pointed out that the interest income Hartsdale Gardens is earning on its Reserve Fund will be lower in 2021 because United States Treasury Bonds and Bank Certificate of deposits now pay less than 0.5%.

Certain operating expenses increase every year and are beyond the control of the Board, including Real Estate Taxes, payroll, union benefits and utility costs.

After an extensive discussion and based on the recommendation of our accountants, the Hartsdale Gardens Board of Directors adopted the 2021 Operating Budget that requires a modest 1% increase in the monthly maintenance charges effective January 1, 2021.

The Hartsdale Gardens Board of Directors has worked hard and has been successful in keeping the operating expenses down and increase the monthly maintenance charges only as needed based on forecasted expenses each year.

You can download a copy of the 2021 budget from the managing agent's website [www.robtorlofsky.com](http://www.robtorlofsky.com)

## **LONG TERM CAPITAL PROJECTS**

Hartsdale Gardens was built in 1926. A 94 year old building with beautiful architectural details will always need maintenance. The Board and management have a responsibility to look into the future and make plans for what work will be needed in the next five to ten years and how to finance the improvements.

Many building improvements have been made at Hartsdale Gardens over the past 20 years. Modernization of the elevators, conversion of the heating system from oil to natural gas (dual fuel), complete replacement of the entry courtyard and sidewalks, LED lighting improvements, exterior façade repairs, waterproofing, parking lot improvements and more.

The Hartsdale Gardens Board has hired Rand Engineering and Architecture from Manhattan [www.randpc.com](http://www.randpc.com) to perform a roof to basement study of Hartsdale Gardens, provide a time line for the anticipated work required and a budget estimate.

In September Rand made their initial inspection with management and members of the Board. Rand did a full evaluation of the roof, exterior walls, stucco, windows, fire escapes, elevators and all other building mechanical systems.

Rand is in the process of compiling their report. Once received the Board will share the results and recommendations with the shareholders.

**Oil Tank Conversion** – In Westchester County there is a mandate from the Westchester County Health Department for all apartment buildings to eliminate the use of number four oil. Four oil is considered a heavy oil and a pollutant. Our heating system can burn gas or oil.

This past summer management brought in a company to clean our oil tank and adjust our heating system to burn number two oil. Two oil is a lighter grade of oil, burns cleaner and has emissions that are within the EPA and Health Department standards.

So, Hartsdale Gardens continues to maintain a dual fuel heating system that gives us the choice to use natural gas or number two oil. We switch back and forth between gas and oil depending on the prices for each commodity.

### **SMOKING POLICY BANS SECOND HAND SMOKE**

**Reminder** – The Hartsdale Gardens smoking policy makes all public spaces smoke free and bans all second-hand smoke. We have had ongoing complaints of second-hand smoke entering apartments. Residents with young children or newborns have recently made complaints.

Those residents that smoke are required to smoke outside 20' away from the building. Non-compliance is considered a violation of the Hartsdale Gardens Proprietary Lease and would cause the Board to commence a legal action to ensure compliance.

Please be considerate of your neighbors. If you must smoke please go outside.

### **LAUNDRY ROOM**

Our Laundry Room is very active. Management posted a notice and requesting that residents do not remove the laundry carts from the laundry room. It is inconsiderate to other residents if the laundry carts are removed. Yuri and Luis have found carts left in the hallways or not returned at all. Hartsdale Gardens has a video security system and we can identify who is responsible.

### **PANDEMIC CLEANING AND SANITIZING**

At Hartsdale Gardens the Board has made it mandatory for all residents, visitors and contractors to wear a face mask or face covering in the hallways, elevators, basement, laundry room and the garage. The mask not only protects yourself and your family, it protects your neighbors, guests and our maintenance staff.

The numbers are on the rise across the Country and in New York State.  
We cannot let our guard down. If we are all vigilant and wear a mask, we can keep Covid out of Hartsdale Gardens.

You owe it to yourself, your family and neighbors to wear a mask in the common areas of the building.

The Hartsdale Gardens Maintenance Staff, who have been our front-line workers since the Pandemic began, continue to clean, disinfect and sanitize all of our common areas in accordance with CDC guidelines and recommendations.

From the beginning Management and our staff, Yuri and Luis have been committed to the safety of the Hartsdale Gardens Community.

A big thank you to everyone for their efforts and dedication and a special thank you to Maria Rosi for her beautiful Lobby Holiday display.

**Best Wishes to you and your family for the Holiday Season  
and please Stay Safe!**

