

PATRICIA GARDENS OWNERS, INC. NEWSLETTER

NOVEMBER 2020

**PATRICIA
GARDENS
OWNERS, INC.**

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POSTPONEMENT OF ANNUAL SHAREHOLDERS MEETING

The Patricia Gardens Annual Meeting of Shareholders, usually held in December, will be postponed for six months or until it is safe to hold the meeting.

Thanks to the efforts of Arthur Coleman, the shareholders meeting has been held each year in a restaurant. The meeting is not only very informative but is an opportunity for shareholders to get together and welcome the Holiday Season. Unfortunately, due to COVID-19 it is not possible to conduct a meeting this year with a large gathering.

The Patricia Gardens Board is considering a Virtual Town Hall style meeting to be held in January where shareholders could submit questions in advance.

2021 OPERATING BUDGET

On October 19, the Patricia Gardens Board of Directors met via Zoom with its accountant, William Rank, from the accounting firm of Bloom & Streit. Bill discussed the 2020 nine-month Income and Expenses and a proposed operating budget for 2021.

The interest income Patricia Gardens will earn on its Reserve Fund will be lower in 2021 because United States Treasury Bonds and Bank Certificates of Deposits now pay less than 0.5%. The Patricia Gardens Reserve Fund currently totals \$390,000.

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

However, because of COVID-19 concerns and shareholders who may be financially impacted during the Pandemic, the Patricia Gardens Board approved an interim 2021 Budget that maintains the monthly maintenance charges at their current level without an increase for next year.

After recommendations made by Bill Rank, the Board agreed to hold the line on the monthly maintenance charges, for now, because it is forecasted that there will be an operating surplus for 2020. Shareholders should be advised that this is an interim budget and if it is a very cold winter or any major repairs incurred during the first part of 2021, it may be necessary to adjust the budget mid-year.

Shareholders may download a copy of the 2021 operating budget from the managing agent's website
www.robortorlofsky.com

CAPITAL PROJECTS ON HOLD

Since many Shareholders are working from home, the Board and Management felt any outdoor projects that could create a lot of noise should be delayed during the Pandemic. Painting of the fire escapes that requires continuous grinding and sanding has been put on hold along with replacement of the concrete driveway apron at the side entrance to 1833 garages.

Hallways - Quiet work that was completed this year included replacement of all of the damaged wallpaper in the hallways. A large quantity of wall paper was purchased years back when the hallways were first remodeled and has come in very handy to maintain the common areas.

Round Windows – The Board and Management are still looking into options to replace the round stairwell windows. The major obstacle to replace the round windows is that they are custom made and not easily manufactured.

CON EDISON POWER OUTAGES

Are you tired of the interruption in the electrical service to your apartment? Are you tired of coming home to see your clocks flickering or your computer shut down from a power outage? Are you tired of working from home and suddenly your internet drops out?

Con Edison has been aware for years that their facilities in our area of Larchmont are undersized. Simply said when there is a large demand for power or if the power surges it takes Con Edison and inordinate amount of time to restore service.

Frequent area power surges cause the transformer on utility pole W30 next to Turtle Park to overheat and interrupt service. Over the past year it has happened more than a half dozen times. The August Tropical Storm left the power down for more than a week.

Here is what you can do about it. Please take a moment and file a complaint now with the New York State Public Service Commission www.dps.ny.gov/complaints.

If enough residents complain, then the New York State Public Service Commission can force Con Edison to upgrade their electrical system in our area.

Be specific, say how long you have lived at Patricia Gardens, how often the electric service to your apartment gets interrupted and specify that in the middle of September for no reason the power goes out. Make it clear that there are multiple interruptions in service without the area going through adverse weather conditions.

GARBAGE AND RECYCLING

We would like to thank all residents who have made an effort to follow our recycling procedures and break down their cardboard boxes.

Now with the Holidays quickly approaching we expect the daily deliveries from Amazon, FedEx, and UPS to increase. Please help us by retrieving your packages from the building entrances promptly after delivery.

Make sure your bagged and tied garbage are placed in the **Green** dumpster. Glass, cans and plastics should be placed “loose not within plastic bags” in the **Red** dumpster. All cardboard boxes, broken down flat, along with paper and magazines should be placed in the **Blue** dumpster. Please do not leave any garbage or cardboard on the ground.

BEAUTIFUL COURTYARD AND GROUNDS

All season long, the flowers, lawn and property this year at Patricia Gardens were nothing less than spectacular. When a visitor steps into our courtyard they are immediately taken back with the beauty of our grounds. The number one reason, from those who have decided to purchase at Patricia Gardens, is that the grounds are strikingly beautiful and just made them feel right at home.

PANDEMIC FAR FROM OVER

With the number of COVID-19 cases on the rise across the country, throughout New York State and in Westchester County we cannot let our guard down and must continue to be vigilant.

Port Chester has been elevated to a Yellow Zone, the City of Mt. Vernon has issued a Stay at Home Order, over 40 states across the Country are under a travel advisory when they enter New York.

The Patricia Board and Management have made it a requirement for all Residents, Visitors and Contractors to wear a face mask or face covering at all times in the courtyard, hallways and laundry room.
Social Distancing is a must in all common areas.

Wearing a face mask not only protects yourself and your family but protects others that live and work at Patricia Gardens.

Juan and Alex Soto, along with Humberto Sanchez have been our front-line workers since the Pandemic began, continue to clean, disinfect and sanitize all of the common areas in accordance with CDC guidelines and recommendations.

From the beginning, Management and our staff have been committed to the health and safety of the Patricia Gardens Community.

A big thank you to everyone for their efforts and dedication!

