

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

APRIL 2021

TUDOR ARMS  
OWNERS, CORP.

## **PANDEMIC CLEANING AND SANITIZING**

### **Board of Directors**

Jillian Petrera

Daniella Piper

Naomi Davies

Nancy Heller

### **Managing Agent**

Robert Orlofsky  
Realty, Inc.

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### **E-Mail**

[info@robertorlofsky.com](mailto:info@robertorlofsky.com)

### **Website**

[www.robertorlofsky.com](http://www.robertorlofsky.com)

### **Superintendent**

Jose Marroquin  
914-907-0560

The Pandemic is far from over and we cannot let our guard down. The vaccines available give us light at the end of the tunnel, however residents and staff at Tudor Arms are still at risk.

**IT IS ESSENTIAL AND REQUIRED THAT RESIDENTS AND GUESTS WEAR MASKS AT ALL TIMES IN THE COMMON AREAS OF THE BUILDING, ELEVATORS, HALLWAYS, THE BASEMENT, THE GARAGE AND LAUNDRY ROOM.**

It is still a requirement that only 1 person or family ride the elevator at a time. If the elevator stops on your floor and someone is in it, please be courteous and wait for the elevator to return to your floor.

## **2020 FINANCIAL REPORT**

The Tudor Arms 2020 Financial Report has been issued. Residents may download a copy of the report on our Managing Agent's website [www.robertorlofsky.com](http://www.robertorlofsky.com)

## **PAYCHECK PROTECTION PROGRAM – CO-OPS ELIGIBLE**

Co-ops are now eligible and Tudor Arms has applied for an SBA loan in order to offset the increased payroll and other expenses we incurred in 2020 as a result of the Pandemic. The Tudor Arms application from the SBA in the amount of \$13,077 was approved. After the funds are spent as required by law, Tudor Arms will apply to the SBA for loan forgiveness.

## **SPRING FEVER – ATTENTION ALL GARDENERS**

If you have a green thumb - or even if you don't - the Tudor Arms Board is inviting Shareholders to participate in a grounds committee who will be provided with tools and flowers to help plant the front of the building entrance, courtyard and decorative pots with summer flowers. If you have an interest in participating in the Tudor Arms grounds committee, please send an email to Naomi Davies at [tudorarmsbronxville@gmail.com](mailto:tudorarmsbronxville@gmail.com)

## **PACKAGE DELIVERIES**

Residents are reminded to please retrieve their daily deliveries from the mail box areas promptly. Perishable items that are not picked up after one day will be discarded to avoid smells and liquid spillage onto the floor. If you are traveling, please arrange for a neighbor or family member to retrieve your deliveries.

### **PERSONAL PROPERTY IN GARAGE**

It has come to the attention of the Board and Management that some residents are using their parking space to store personal items. Residents are reminded that personal property is not allowed in any common areas of the building, including the garage.

The Board and Management are requiring that all personal property be promptly removed from the garage. Items not removed by April 30th will be considered abandoned and will be discarded.

### **PLEASE BREAKDOWN THE CARDBOARD BOXES**

Management requests that resident's breakdown their cardboard boxes regardless of size and place them folded, in the large containers in the garbage room. Leaving large boxes on the floor disrupts the garbage and recycling room and makes it difficult for other residents.

### **DEMAND FOR APARTMENTS AT TUDOR ARMS REMAINS STRONG**

In 2020 six apartments were resold at Tudor Arms. So far in 2021, three apartments have already sold and closed.

The Tudor Board has been meeting monthly to interview prospective buyers. The new buyers tell us over and over the reasons they are attracted to Tudor Arms is because the building is beautifully maintained, they love the architectural details of the building, the courtyard, the size of the apartment and of course our location.

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

Jason Alberts & Sophie J. Shachter 29  
Wolfgang Axel Tome and Anne Sophia Tome 38  
Lindsay Miller 36

### **BOARD SEAT AVAILABLE**

With the untimely passing of Heather Borjes, there is a vacant seat on the Tudor Arms Board of Directors. One shareholder expressed an interest last year in being appointed to serve on the Board. In the absence of a formal shareholders meeting the Board has the right to appoint a shareholder to the Board.

If you have an interest in serving on the Tudor Board, please send an email to the managing agent office at [info@robertorlofsky.com](mailto:info@robertorlofsky.com) no later than April 23rd.

**That is all for now and please stay safe!**