

# BRYANT GARDENS CORP. NEWSLETTER

AUGUST 2021

**BRYANT GARDENS  
CORP.**

## Change in New York State Star Credit

New York State makes a change to the Star Credit each year that goes into effect on August 1.

The August maintenance bill you just received will show that your total monthly charges may have gone up between \$2.87 to \$4.13. This change has nothing to do with the monthly maintenance charges. This change is a result of New York State that continues to lower the Star Credit.

The following is a chart indicating the amount of the expiring Star Credit and the new Star Credit that goes into effect on August 1.

	<b>Expiring Star</b>	<b>New Star of 8/1</b>	<b>Difference</b>
A/H STUDIO	125.70	122.83	-2.87
ALL OTHER ONE & TWO BEDROOM APTS	126.96	122.83	-4.13

So, if you own a Studio apartment at Bryant Gardens, your August Maintenance Bill will show an increase of \$2.87.

All other One and Two bedroom apartments, except for Seniors, will see their August maintenance bill increase by \$4.13.

If you have a question regarding the change in the Star Program please call the New York State Department of Taxation and Finance (518) 457-2036.

**If you make your monthly payment on line via ClickPay, or on line through your bank, please edit your August payment to the correct amount on the statement you just received.**

## Westchester County Adopts New Fair Housing Laws

The Westchester County Board of Legislators have adopted new Fair Housing Laws that are specifically aimed at Cooperatives. The new law went into effect on August 1.

The new laws require a Co-op Board of Directors to give a reason why a Purchaser(s) application may have been denied. There are other regulations that require Co-op's to document the date the Purchase Application is received and the date it is sent to the Board for their review.

### Board of Directors

**Rose Hogan**  
President

**Kaiser Vallice**  
Vice President

**Jacqueline A. Kaempf**  
Vice President

**Kristy Amendola**  
Vice President

**Caitlin Faughnan**  
Secretary

**John Carlucci**  
Treasurer

### Managing Agent

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### Maintenance Staff

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### Porters

**Ariel Molina**  
**Jose Vite**  
**Jason Rodriguez**  
**Horlando Vite**  
**Geovanni Henriquez**

At Bryant Gardens, the Board of Directors meet “twice a month “on the first and third Wednesday.

A completed application with a contract of sale, bank mortgage commitment, if applicable, is reviewed by the Bryant Gardens Board very quickly. Most new buyers are interviewed by the Bryant Gardens Board within 30 days after a file is complete.

We have advised Sellers in the past that the fastest way to expedite the sale of your apartment, is to make sure your realtor goes to our managing agent's website [www.robortorlofsky.com](http://www.robortorlofsky.com) and reviews the Procedures to Sell and Buy an apartment. Bryant Gardens publishes FCIO, and minimum financial guidelines, along with detailed procedures that will help you to expedite the sale of your apartment.

For more information on the Westchester County Fair Housing Laws, go to our managing agent’s website and download the documents with the heading “Procedure to Buy a Co-op”.

### **Safety Tree Pruning and Maintenance**

Savatree is in the process of performing our annual tree safety and maintenance program. Tree branches that are a concern are pruned back especially over cars, along our walkways and in our parking lots. We also make sure any tall bushes that are blocking apartment windows are cut back.

If there is a bush blocking a window to your apartment or if there are any trees or tree branches you are concerned about, please submit a maintenance request to us via building link.

Earlier this year there was a large Elm tree in front of building 3 that had died and needed to be cut down and removed. It was a big job, that included replacement of a section of the sidewalk that had been uprooted by the tree.

### **New Entry Door Hardware**

Recently all of the main building entry door hardware has been replaced. A new simple pull/push system makes it much easier to enter the building and back out if you are carrying your laundry or packages.

All of the entry doors to the building and the exterior wood frames have been freshly painted.

### **Area of Open Space by Playground**

Thinking of a summer barbecue, celebration of a family event or get together, the beautiful area of open space at the playground is available for your use free of charge. Bryant Gardens can provide tables, chairs and pop-up tents. A Bryant Staff member will be assigned to your event to help you set-up and clean-up. If you want to use this area, please go to building link and submit a request. If you just want to use the barbecues, they are available on a first come first serve basis.

### **Save the Date – Annual Shareholders Meeting Wednesday November 17**

The Bryant Gardens Shareholders meeting has been scheduled and will be held, if there are no new restrictions imposed, on Wednesday November 17 in the Gedney Sam’s Restaurant in White Plains. Details to follow.

### **Tribute to Mike Flynn and David Tapia**

The Bryant Board has approved planting a tree in honor of Mike Flynn, a devoted Board member for more than 20 years that passed away last year and David Tapia, our highly regarded Associate Superintendent who passed away earlier this year.

The Board wants friends of Mike and David to know that there will be a small gathering with their families after the summer to install a plaque at the base of the new trees. We will send out the dates in advance so those who would like to honor Mike and David can attend.

In spite of the Pandemic, the apartments at Bryant Gardens are selling very quickly. So far 21 apartments have sold and the prices continue to move higher.

### **\*\*\*Sales of Co-ops are Red Hot\*\*\***

The number one reason buyers are attracted to Bryant Gardens continues to be our beautiful grounds and landscaping, free outdoor parking and a meticulously maintained property.

We agree and would like to congratulate and welcome all of the new shareholders that have bought and moved into Bryant Gardens this year.

### **Have a Great Summer!**