

BRYANT GARDENS CORP. NEWSLETTER

DECEMBER 2022

**BRYANT GARDENS
CORP.**

2023 Operating Budget – Utility Costs Soaring

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At a meeting of the Bryant Gardens Board of Directors held on November 2, the 2023 Operating Budget was approved that provides for a 4% increase in the monthly maintenance charges commencing January 1, 2023.

It has been well publicized that Con Edison is forecasting a large increase in utility and heating costs this winter.

Bryant Gardens operates its heating and hot water system on natural gas. Due to increases in natural gas costs, gas heat for 2022 is forecasted to be \$465,000 as compared to the 2022 budget forecast of \$368,000. The reason gas heat is forecasted to be over budget by \$97,000 this year is due to Con Edison increased utility rates.

For 2023, the budget for gas heat is being increased to \$525,000 that is \$157,000 more than what was budgeted for 2022. The increase forecasted in heating for 2023 alone requires a 3% increase in maintenance changes.

The 2023 budget also provides for forecasted increases in insurance premiums that are on the rise and general operating expenses.

Shareholders may download a copy of the Bryant Gardens 2023 Operating Budget from the managing agents website

www.robertorlofsky.com

What has Bryant Gardens done to improve efficiency and reduce heating and energy costs?

*****Conversion of the heating system to Natural Gas*****

In 2013, the Bryant Gardens Board and Management had the foresight to convert the Bryant Gardens heating system from oil to natural gas. That decision has turned out to have a huge financial benefit to the Shareholders. If Bryant Gardens was still burning oil, the 2023 budget forecast, using oil, would be over one million dollars as compared to \$525,000 using gas.

By converting our heating system to natural gas, Bryant Gardens has cut its annual heating expenses in half. It also should be noted that Con Edison has put a moratorium on gas conversions so buildings still running on oil do not have the option to convert to gas.

***** Danfoss Radiator Control Valves *****

All apartments in Bryant Gardens have been equipped with Dan Foss thermostatic control valves on all apartment radiators that permit residents to set the temperature in their apartment to a comfortable level. The Dan Foss Radiator control valves eliminates overheating apartments, balances the heating system and saves money.

***** Underground Heating Main Replacement *****

The ongoing replacement of the underground heating mains is also an important step to control energy costs. The new heating mains are a one-piece design. The material used is fully insulated. The original underground heating mains were steel that corrode over the years, leak and lose heat.

***** New Attic Insulation and LED Lighting *****

In 2019 all of the building attics were insulated to keep the buildings warmer in the winter and cooler in the summer. All of the exterior and interior lighting was replaced with new energy efficient [LED lighting](#).

Record Sales Year for Co-op Apartments

The year 2022 has been the strongest year for the sale of apartments at Bryant Gardens ever! So far, 45 apartments have been successfully sold this year with a total sales volume of more than 8 million dollars.

The Board hears over and over that the reasons buyers are attracted to Bryant Gardens is because of our beautiful grounds, meticulously maintained property and free outdoor parking.

What you should know Before You List your Apartment for Sale

Shareholders should take the time to review the “Procedures to Sell and Buy” at Bryant Gardens that are available to download from the managing agent’s website before you list your apartment for sale.

Make sure your listing agent and attorney familiarize themselves with the financial guidelines to purchase in order to avoid going into contract with an applicant who may not qualify. Shareholders should also be advised that before an application can be fully processed, the Superintendent will conduct an inspection of your apartment to confirm your apartment is in full compliance with the Bryant Gardens House Rules that require all apartments to have 100% wall to wall carpeting except for the kitchen and bathrooms and that there are no violations.

The Bryant Gardens Board of Directors meet twice a month, the first and third Wednesday via Zoom, in order to interview prospective buyers.

New Playground and Adult Fitness Area

Led by Board member Jackie Alimena, the Bryant Gardens Board of Directors has approved the replacement of the wooden playground equipment and swings. This project will also include the construction of a brand new outdoor adult exercise area with training equipment. We are very excited about this major community improvement. More information with a timetable for installation will follow.

Exterior Facade Restoration Project

The five-year project, that started in 2019, to restore the exterior brick walls, window sill replacement, waterproofing and pointing of all of the buildings is moving along on schedule. Out of the 15 buildings, 12 buildings have been completed. The buildings left to work on are buildings 7, 8 and 9. Work will resume on the last 3 buildings in the Spring of 2023. The project to repair and waterproof all of the building's exterior walls is a major Bryant Gardens infrastructure improvement. The cost to repair and waterproof all of the buildings is being paid for from the Corporations Reserve Fund.

Neighbor to Neighbor – Quiet Enjoyment of Your Apartment

Now that the Pandemic is finally behind us, residents are getting used to the “new normal”, meaning more and more residents are working from home either part time or full time. We find many of the new Bryant Gardens purchasers advise that they work from home full time.

Bryant Gardens is Communal living. There are neighbors above, below and to the sides of your apartment. Quite often residents do not realize that the noise they are making, whether it is from a television, loud music, a vacuum or exercise equipment can be disturbing to your neighbors.

So, by “just being aware” and taking steps to “minimize noise transmission” between apartments can go a long way to maintain good neighborly relationships.

Electric Charging Stations

Thinking about buying an electric car? Bryant Gardens has three ChargePoint electric car charging stations. The charging stations are located in the parking areas on the side of building 3, behind building 5 and behind building 13. Each charging station can charge 2 cars at the same time.

BuildingLink – The Way to Communicate

BuildingLink is the easiest way to submit a non-urgent Maintenance Request to the maintenance office. Jay Cid, Ariel Molina along with the Management office constantly monitor BuildingLink. There is an online library that includes the monthly Board Meeting minutes.

If you have not yet registered to access BuildingLink, please email Katrina Lopez at the Management office at info@robertorlofsky.com who will send you a link.

Garbage Disposal – Bulk Items

If you have a piece of furniture, television or bulky item you want to dispose of, please contact Jay Cid via BuildingLink who will make arrangements to assist you. Please do not put out any items in front of the building without speaking to Jay first.

Cardboard Boxes – With Amazon, FedEx and UPS delivering packages every day, we ask residents to help out and break down your cardboard boxes before bringing them down to the basement.

Please be sure to place the bagged and tied garbage in the “Gray Barrels”. Newspaper, magazines and small cardboard should be placed in the “Blue Barrels”; glass cans and plastics should be rinsed and placed in the “Red Barrels”. The garbage is removed from the garbage rooms by the porters six days a week. No pick up on Sunday or holidays.

Laundry Rooms

Did you know you can add money to your laundry room smart card without having to walk over to the maintenance office? In each laundry room there is a Hercules Add Value Station machine mounted on the wall. Go to the Hercules website, www.hercnet.com register where you can charge your credit card and receive a pin number to use the VA machine in your laundry room. If you want to buy a new laundry card, that can be done at the machine located next to the maintenance office.

Parking Rules and Regulations

Bryant Gardens provides free outdoor parking. All residents are reminded that only actively driven vehicles can be registered and park on the Bryant Crescent Roadway and in the Visitor Parking Lots. When you park along Bryant Crescent, please be sure to maximize the parking available to your neighbors and do not leave large gaps between vehicles. Pick-up trucks are required to park in the Visitor Parking lots after 5:00 pm and not along the Bryant Crescent roadway.

***** Avoid Gas Emergencies Turn your Stove Off *****

The City of White Plains Fire Department has been called to Bryant Gardens several times over the past few months. Each incident of a Gas build up in the hallways areas was caused by a resident who accidentally left their gas stove partially on and then went out.

Please be sure to “check that your gas stove is completely turned off” before going out. Never leave anything cooking on or in your stove unless you are home.

Bryant Gardens Holiday Lighting Ceremony

The Holiday Lighting Ceremony that took place on December 10 was a huge success.

The children helped to light up our beautiful Christmas tree and Hannukah Menorah.

As always, the Bryant Gardens Staff did an amazing job with the Holiday Lighting Display that we hope makes your Holidays at Bryant Gardens just a bit brighter!

**Best wishes for a Merry Christmas, Happy Hanukkah
and a Happy New Year!**

