

HARTSDALE GARDENS OWNERS, CORP. NEWSLETTER

DECEMBER 2022

HARTSDALE GARDENS
OWNERS, CORP.

2023 Operating Budget – Utility Costs Soaring

At a meeting of the Hartsdale Gardens Board of Directors held on November 7, the 2023 Operating Budget was approved that provides for a 4% increase in the monthly maintenance charges commencing January 1, 2023.

Board of Directors

Jimmy Rosi
President

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

Teresa Collins
Vice President

Hartsdale 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 \$114,000 as compared to the 2022 budget of \$92,000. The reason gas heat is projected to be over budget by \$22,000 this year is due to Con Edison increased utility rates.

Jeremy Ingpen
Treasurer

Jennifer K. Gomez
Secretary

For 2023, the Hartsdale Gardens budget for gas heat is being increased to \$135,000 that is \$43,000 more than what was budgeted for in 2022.

Brian Sullivan
Director

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

Managing Agent

Robert Orlofsky
Realty, Inc.

Shareholders may download a copy of the Hartsdale Gardens 2023 Operating Budget from the managing agent's website www.robortorlofsky.com

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Yuri Molina
Superintendent

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

Conversion of the heating system to Natural Gas

In 2013, the Hartsdale Gardens Board and Management had the foresight to convert the Hartsdale Gardens heating system from oil to natural gas. That decision has turned out to have a huge financial benefit to the Shareholders. If Hartsdale Gardens was still burning oil, the 2023 budget forecast, using oil, would be more than \$250,000 as compared to \$135,000 using gas.

By converting our heating system to natural gas, Hartsdale 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.

Heating Controls & Overheating Complaints

The Board and management have been responsive to shareholders who complain their apartments are overheated, that they have all of their radiators turned off and quite often open their windows during the winter to keep their apartments comfortable.

The boilers heating controls permit adjustment to prevent overheating while keeping the heat throughout the building balanced.

The number one reason for heat loss in an apartment is due to window air conditioners. Having a window air conditioner in a bedroom or living room is like having the window open and allows cold air to pour in.

Window air conditioners should either be removed or covered to avoid cold drafts and loss of heat.

Windows Lose Heat - Make sure all of your apartment windows are closed and locked. Very often there are heat complaints and the resident did not realize the top of their windows were partially open. If you need assistance to close your windows, or have your windows serviced, please contact Yuri Molina.

If you feel your apartment does not have enough heat, please contact the management office or submit a maintenance request at the managing agents website www.robertorlofsky.com

***** NEW LED LIGHTING *****

In recent years all of the exterior light fixtures including the lighting in the garage, hallways and lobbies were replaced with new energy efficient LED lighting.

LED lighting is the most energy efficient product on the market and helps to reduce electricity costs.

ANNUAL SHAREHOLDERS MEETING – THE BEST EVER!!!

The Hartsdale Gardens Annual Shareholders meeting, held on December 13 “in person” at Venetian Delight restaurant was a huge success!

More than 35 shareholders attended in person to participate. The food was excellent and everyone got to mingle and meet their neighbors.

The meeting was called to order by Jeremy Ingpen, Board Treasurer, who welcomed everyone and introduced the other Board Members and Panelists. Jeremy mentioned that the Board President Jimmy Rosi and Board Secretary, Jennifer Gomez were under the weather and could not attend the meeting.

Jeremy led off with a detailed report of the current financial condition of Hartsdale Gardens. Jeremy reported that Hartsdale Gardens engaged a top New York City engineer firm, Rand Engineering to perform a roof to basement inspection of the building and our mechanical systems.

The engineers report recommended a plan to move forward with specific work within the next 3 – 5 years. That work included making repairs to the exterior brick work, window lintel replacement and repairing areas of the exterior stucco. The report also recommended painting of the fire escapes.

The Westchester County Health Department has recently inspected Hartsdale Gardens and because the exterior steel fire escapes and steel window lintels contain lead paint, the Health Department has directed Hartsdale Gardens to move forward to repaint the steel components containing lead.

Next Spring, Hartsdale Gardens plans to move forward with repainting all of the fire escapes, steel window lintels and to incorporate into the project the needed exterior waterproofing work.

Jeremy explained the options to finance the project next year that could include taking out a second mortgage.

Lori Lerman, the Hartsdale Gardens accountant from the firm of Bloom & Streit, discussed the Hartsdale Gardens financials year to date for 2022 and a 2023 Operating Budget that has been adopted by the Board.

Ms. Lerman explained that utility costs and gas heat are expected to increase by more than 20% this winter. As a result, it is necessary to increase the monthly maintenance charges by 4% starting on January 1, 2023.

Robert Orlofsky gave an overview of the building mechanicals and highlighted that plumbing repairs is the number one maintenance issue and expense at Hartsdale Gardens. The plumbing is original and the building is 100 years old. Although apartments have been renovated with new bathrooms and kitchens, the main service lines corrode as they age and can cause leaks between apartments or in other areas of the building.

Norman Himmelfarb, the attorney for Hartsdale Gardens announced that there was a quorum and an election of Directors could take place. The results of the election was that the existing Board of Directors, Jimmy Rosi, Jeremy Ingpen, Jennifer Gomez, Teresa Collins and the new Sponsor Representative Brian Sullivan were unanimously elected to continue to serve on the Board.

The meeting was opened for questions and answers. Shareholders made many good comments and suggestions that the Board and management will investigate.

It was a great evening for Hartsdale Gardens and the Hartsdale Gardens Board of Directors would like to thank everyone that attended.

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 Hartsdale Gardens purchasers advise that they work from home full time.

Hartsdale Gardens is Communal living. There are neighbors above, below and to the side 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.

RECORD SALES YEAR FOR CO-OP APARTMENTS

The year 2022 has been the strongest year ever for the sale of apartments at Hartsdale Gardens. Seven apartments have been successfully sold this year. The Hartsdale Gardens Board and Management want to congratulate and welcome the following new shareholders to Hartsdale Gardens.

Tyrone Brown
Debra Wrona
Nasir and Gladys Majoka
Andrew Persaud and Christina Kennedy
Linda Adams
Jeffrey Krus and Iris Salas
Colleen Wall

The Board hears over and over that the reasons buyers are attracted to Hartsdale Gardens is because of our beautiful courtyard and grounds, a meticulously maintained building, spacious apartments and available parking.

***** AVOID GAS EMERGENCIES—TURN YOUR STOVE OFF *****

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.

A very special thank you to Maria Rosi who volunteers to decorate the lobbies for the Holiday Season. Thanks Maria, the lobbies look beautiful!!

Yuri Molina and Luis Mejia do an excellent job maintaining Hartsdale Gardens. The buildings, lobbies and hallways are always spotless. The courtyard, grounds and gardens are beautiful.

The annual Hartsdale Gardens Holiday lights are outstanding and we hope makes your Holidays at Hartsdale Gardens just a little bit brighter!

**Best wishes for a Merry Christmas, Happy Hanukkah
and good Health and Happiness in the New Year!**

