

# **TUDOR ARMS OWNERS, CORP.**

## **NEWSLETTER**

DECEMBER 2022

TUDOR ARMS  
OWNERS, CORP.

### **VIRTUAL SHAREHOLDERS MEETING**

On December 12, Tudor Arms conducted their Annual Shareholders meeting virtually via Zoom. There were thirty shareholders that signed on to participate.

#### **Board of Directors**

**Jillian Petrera**  
President

Jillian Petrera, the Tudor Arms Board President, welcomed everyone and introduced the Board members and panelists. The other Board members introduced were Naomi Davies, Gregory Joseph and Daniella Piper. Daniella could not attend the meeting due to a business commitment. Jillian also introduced Lori Lerman, the new Tudor Arms accountant from the firm of Bloom & Streit and Robert Orlofsky our managing agent.

**Gregory Joseph**  
Vice President

**Naomi Davies**  
Secretary

Jillian spoke about the past year of operations and how escalating heating and utility costs have had a significant impact on the 2022 budget. Lori Lerman will review the 2022 expenses and the 2023 operating budget in her report.

**Daniella Piper**  
Treasurer

Jillian reported on the presence of mice on the East side of the building and the steps being taken to resolve it.

#### **Managing Agent**

**Robert Orlofsky**  
Realty, Inc.

Jillian complemented Jose and his workers for their continued efforts to keep Tudor Arms beautiful, well maintained and their responsiveness to maintenance issues.

**7 Bryant Crescent**  
Suite 1C

Naomi Davies reported on Tudor Arms recent effort to inspect and repair all apartment and staircase doors to be certain they will self-close. There was a very tragic fire in the Bronx earlier this year and had the apartment doors operated properly the spread of fire within the building would have been contained.

**White Plains, NY**  
10605

Gregory Joseph talked about the successful Tudor Arms Meet and Greet held in the courtyard on September 17. The weather was perfect, the courtyard looked beautiful, the food was delicious and it was a great day to get to meet your neighbors. Gregory also talked about local parks and recreation available to Tudor Arms residents.

**914-328-6962**

**E-Mail**  
[info@robertorlofsky.com](mailto:info@robertorlofsky.com)

Lori Lerman reported on the 2022 operating income and expenses year to date and a 2023 Operating Budget that has been adopted by the Board.

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

Lori advised that heating and utility costs continue to rise. Con Edison is forecasting more than a 25% increase in heating costs this winter. As a result of higher energy costs gas heat for 2022 is projected to be \$75,000. The actual gas heating expense for 2021 was \$61,274, an increase of \$14,000.

#### **Superintendent**

**Jose Marroquin**  
914-907-0560

For 2023 gas heat is projected to be \$97,000. There are other expenses that are on the rise for next year that include Umbrella liability insurance, Real Estate Taxes and general operating expenses.

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To help offset the increases in utility costs, The Tudor Arms Board has adopted the 2023 Operating budget that provides for a 4.5% increase in the monthly maintenance charges along with a gas heat surcharge of .71 per share commencing on January 1, 2023.

A separate monthly surcharge for gas heat provides the Board with the flexibility to increase, lower or eliminate the surcharge depending on the actual gas heating costs during the first half of 2023.

To calculate your monthly gas surcharge, take the total number of shares that you own, multiply by \$.71 and divide by twelve.

The Tudor Arms Board has worked very hard to keep maintenance charges down. The following is a chart of the maintenance increases for the past five years.

Monthly Maintenance Increases

2018 – 3%
2019 – 3%
2020 - 0%
2021 – 2.5%
2022 – 2%

So, over the past five years the average increase in the Tudor Arms monthly maintenance charges has only been 2% while inflation has been running 6-9%. Shareholders may download a copy of the Tudor Arms 2023 Operating Budget by going to the managing agent's website [www.robertorlofsky.com](http://www.robertorlofsky.com)

It should be noted that converting the heating system in 2015 from oil to natural gas has had a huge financial benefit to Tudor Arms. If Tudor Arms was still operating on oil today then the 2023 heating expense would be \$175,000 as compared to gas heat of \$97,000. The conversion to gas heat has cut the Tudor Arms heating expenses in half.

Robert Orlofsky gave an overview of the buildings mechanicals and highlighted that plumbing repairs are the number one ongoing maintenance expense at Tudor Arms. The plumbing is original and the building is 100 years old. Although apartment's have been renovated with new kitchen and bathrooms the main service lines corrode as they age and cause leaks between apartments or in the other areas of the building.

Robert also noted that the City of Yonkers has implemented new Sanitation regulations that go into effect on January 1, 2023. The new regulations require apartment buildings to eliminate the use of garbage bags that has caused a rodent problem in some areas of Yonkers. In lieu of using garbage bags, Jose will be placing 12-15 locked garbage containers on the Garrett Place sidewalk next to the garage. We have concerns that sanitation workers will not carefully put the containers back so they do not roll down Garrett Place. While we have met with Yonkers Sanitation who agrees the sidewalk along Garrett Place is too steep to position 15 containers, the City of Yonkers is not backing down on the new regulations. Residents should be mindful that the new pick-up with containers placed along the side of the garage driveway is on Monday and Thursdays.

Election of Directors – Jillian explained that there was a lot of confusion regarding the use of a combination Ballot/Proxy. Some shareholders do not have the computer equipment to sign, scan and return a Ballot. So, it was decided to adjourn the election of Directors until early 2023 and have a new meeting in person in the Laundry Room and use paper ballots for the purpose of electing a Board of Directors. More details regarding a new Shareholders meeting and voting procedures are forthcoming in 2023.

Two Shareholders Alessia Donati and David Lulgjuraj who represents the new Sponsor, have expressed an interest to serve on the Board of Directors. Alessia and David were given an opportunity to speak to the Shareholders during the webinar.

Apartment sales this year have been active and we would like to congratulate and welcome the following new Shareholders to Tudor Arms:

Michael Alba, Carol Alba and Michael Alba, Sr.  
Jovypeter T. Paily and Ama J. Joseph  
William J. McNamara and Joann McNamara  
John O. Gibney

Jose Marroquin with his helpers do an outstanding job maintaining Tudor Arms. The building is kept beautifully and we all appreciate the daily efforts, attention to maintenance issues and hard work. We also want to thank Jose and his team for their design and building of the Tudor Arms Holiday Lighting display that we all admire, enjoy and hope make your Holidays at Tudor Arms just a little bit brighter!

**Best wishes for a Happy Holiday Season and  
Prosperous and Healthy New Year!**

