

# LAURELTON GARDENS NEWSLETTER

Volume I

FALL / WINTER 2010

## FALL / WINTER

### ***BOARD OF DIRECTORS***

*Claudette Sergeant*  
President

*Zanzana Meacham*  
Vice President

*Selwyn Hinds*  
VP of Special Projects

*Henry Salmond*  
Treasurer

*Laura Jack*  
Secretary

*Lloyd Sergeant*  
Director of Operations

*Geslier Davis*  
Director of Finance

*Josephine Carter*  
Member at Large

### **BOARD UPDATE**

With the economic downturn and the unstable state of the world this has been a challenging time for us the Board members and the co-op. With the increases in the costs of goods and services, trying to maintain a balanced budget and keeping maintenance costs affordable is a big task.



Also, we know it's been extremely difficult for some residents because of loss of jobs, cut back in salaries and health issues, we endeavor to do our best in keeping cost at a minimum. Hopefully, things will turn around soon.

### **HEATING OIL**

Heating oil costs continue to be one of the most challenging areas of our budget. So far for 2009, we've spent \$412,000 compared to \$505,000 for 2008 and \$425,000 for the previous year. Management does their best to keep cost at a minimum by purchasing fuel at a favorable market cost.



### **INSURANCE COST**

Laurelton Gardens Cooperative renewed its annual coop insurance in November 2009 at the same cost of \$137,000 even though a claim was submitted and paid.

### **COST CONTROL**

We try to control cost as best we can, so as not to increase maintenance fees, but it's expenses such as water and sewer taxes, real estate taxes and heating costs we have no control over. All these costs continue to increase, but we'll do our best to keep costs down by cutting from other areas where we see fit.

**NOTE:** The water and sewer bills for each quarter last year exceeded \$20,000.00

### **MAINTENANCE UPDATE**



The abandoned underground oil tank located on 133rd Avenue was successfully removed in November and the Board and Management are in the process of choosing a company to undergo the clean-up.

Two rotted trees were removed and the roots grinded.

**Jefferi Beltri** is on extended leave and **Louis (Naco) Romero** will be filling in for him.

### **IT'S HERE**

Visit Laurelton Gardens website at:

***Laureltongardenscoop.com***



### **Important**

#### **Telephone Numbers**

#### **Management Office**

Kelly

Sean

718-525-7607

#### **Maintenance Office**

Rey

Alvin

Michael

Frank

Jefferi

718-341-1936

#### **Emergency Number**

718-340-4819



### REMINDERS

As you are aware, pets are strictly prohibited. However, there are some pets that were grand-fathered when we converted to cooperative living. Once the pet dies, it cannot be replaced.

If you are planning on hiring an outside contractor to renovate/repair your apartment, please ensure that the contractor is licensed and insured. Copies of their license and insurance must be given to Kelly in the Management Office. Management will review documentation and provide approval (in writing) before construction commences.

Remember washing your vehicles on the property is strictly prohibited.

Violators will be fined \$50.00 per occurrence.



### LATE CHARGES

**Be reminded there's a \$50.00 late charge if payment is not received in the Management office by the 10th of the month. Thanks to shareholders who continue to make their payment promptly.**

### EXTERMINATOR

The exterminator is scheduled to visit Laurelton Gardens on the **second** and **fourth Saturdays** of each month. Call the Management office to set-up an appointment. The exterminator will not provide service to residents unless an appointment is scheduled.

### SALES

1 Bedrooms sold from \$102,000-\$135,000

2 Bedrooms sold from \$150,000-\$162,500

Thanks to Rey, the maintenance staff with the snow clean up. Our men cold and wind to ensure residents were appointments.



and the additional helpers worked very hard, out in the severe able to go to work or keep



The Verizon Fios representatives will be knocking on doors in an effort to sign up individuals for FIOS Service.