

LAURELTON GARDENS NEWSLETTER

Volume II

SUMMER 2010

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FROM BOARD

As we're in the height of summer and it's very hot, please take the necessary precautions in staying cool, hydrated and safe.

As this is home for us, the Board works hard to maintain a high quality of life by taking pride in where we live. With our hard work and combined efforts of some of our residents, we continue to keep Laurelton looking beautiful by getting involved in the up-keep of the property.

As usual, our maintenance staff is performing preventive maintenance by repairing sidewalks, painting entrance doors and frames.

Thanks to our maintenance team for doing an excellent job on our property!

The Board encourages suggestions and comments from residents. Please forward your suggestions and comments to our email (Laureltongardenscoop.com) address, or drop off same at the management office.

FROM MANAGEMENT

BURNERS

We are pleased to announce that the oil-to-gas conversion has been completed for all eight boiler rooms. This conversion will not only conserve energy that fuels the burners, but will also significantly reduce repair costs. In the past we spent thousands of dollars for repairs on the old oil burners. All eight new burners are currently being fueled by natural gas, and have the capability to use # 2 oil as back up fuel.

OIL SPILL

The oil remediation company has filed a final report to the New York State Department of Environmental Conservation (NYSDEC) in an effort to eliminate the open oil spill condition. We anxiously await the NYSDEC to close the case that has been on file for a number of years. We will continue to keep everyone informed.

DRIVEWAYS

With guidance from the Board of Directors, Management is in the process of engaging the services of a bona fide engineer to provide a scope of work in an effort to have contractors bid on re-paving all the parking lots. Once the bids have been obtained from the selected contractors, we have every hope that the parking areas will be repaved and striped. We have every intention to include the cement areas previously used as clothes lines to create additional parking spaces.

Once the drought condition has lifted, the maintenance staff will re-seed specific lawn areas. We would like to thank the building captains for their participation in identifying these areas in an effort to beautify the landscape at Laurelton Gardens.

Important

Telephone

Numbers

Management

Office

Kelly

Sean

718-525-7607

Maintenance

Office

Rey

Alvin

Michael

Frank

Jefferi

718-341-1936



10th ANNUAL BACKYARD BARBECUE
SATURDAY, AUGUST 7, 2010 1PM—8PM
RAIN DATE SATURDAY, AUGUST 14, 2010

ALL MAINTENANCE STAFF, SHAREHOLDERS, RESIDENTS AND THEIR GUESTS ARE INVITED

You are welcome to bring your favorite dish.



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.

Washing of vehicles on the property is strictly prohibited.
Violators will be fined \$50.00 per occurrence.



WEBSITE

Laureltongardenscoop.com

RECENT SALES

1 Bedroom 160 Shares sold for \$115,000
 2 Bedrooms 210 Shares sold for \$140,000
 2 Bedrooms 200 Shares sold for \$148,000

EXTERMINATOR

The exterminator is usually 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.

LATE CHARGES



Please remember that your maintenance payment is due on the 1st of each month. A \$50.00 late charge is applied to your Maintenance if payment is not received in the Management office by the 10th of the month.

Thanks to shareholders who continue to make their payments on time.

The financial health of our Co-op's is very important. Our Co-op's success depends on our maintenance dues; however, it is very pertinent that we pay our dues in a timely manner. If you are having difficulty paying your maintenance, contact (in writing) the managing office immediately and present your case. Our Board and Management are willing to consider each case on its own merit. Keep in mind that our investment will increase if we maintain a healthy Co-op.

MAINTENANCE UPDATE



Watering of lawns should take place on odd and even days (example- even days – addresses with even number 131-40 and odd days-addresses with odd number 131-41). If a neighbor has the water on too long, please turn it off . Over watering will kill the grass and **please do not walk on the grass. WATER IS EXPENSIVE!**

COMMUNITY NEWS



JOIN THE 105th PRECINCT AUXILIARY POLICE UNIT by contacting Police Office Robert Oliver at (718) 776-9268

THE 105th PRECINCT COMMUNITY COUNCIL: Meets at the precinct, located at 92-08 222nd Street, Queens Village, NY at 8:00 PM on the last Wednesday of the month.

All residents are invited to attend any of the scheduled meetings. The council is in need of donations to support its mailing to the communities within the 105th Precinct. If you would like to make a donation, please make your checks payable to the 105th Precinct Community Council and mail them to the Council at the precinct address.

JOIN THE ROSEDALE CIVILIAN PATROL and HELP US MAKE A DIFFERENCE

CALL US AT (718) 978-4701 or (718) 978-4735 FOR MORE INFORMATION

The Rosedale Civilian Patrol is seeking members to patrol our streets and to be the eyes and ears for the NYPD. All patrol members are trained by the NYPD, and we ride in teams. Help make a difference in our neighborhood. The Civilian Patrol usually meets one hour before the Rosedale Civic Association, on the last Tuesday of the month (except July, August and December), at the Throop Memorial Presbyterian Church.



DO IN A DRUG DEALER WITH A PHONE CALL

Call the NYPD Undercover Narcotics Task Force

It is **ANONYMOUS AND IT GETS RESULTS**

CALL 1-888-374-DRUG (374-3784)

