

MESSAGE FROM THE PRESIDENT

Dear Shareholders,

As the summer is coming to an end, I hope everyone enjoys the last warm days before the cool autumn weather arrives. A gentle reminder to all the shareholders to please put away any outside furniture that you will no longer be using to keep our community tidy.

The move of the Management Office to its new location at 249-23/33 61st Avenue, our former Community Room, is now complete. I would like to highlight the extensive planning, designing and coordination efforts lead by one of our board members, Charley Duffy and our Office Manager, Patricia McGowan, ensuring a smooth transition of our dedicated Management Office staff. In addition to the new office location, we have added new parking spots near the office.

With the damage caused by Hurricane Ida, I would like to give a special shout out to our maintenance team: Pete DiCarlo, James Savastano, Vinny Caturano, Thomas Caturano, and our VP of Operations, Charles Duffy for their hard work in ensuring a quick restoration of our boilers and other Deepdale properties during the storm.

I look forward to making continuous improvements in our community. We have created an Energy Committee who have been doing an excellent job conducting extensive research and managing the coordination for creating an energy saving enhancement plan. We are also in process of opening another Bike Storage Room and Storage Units for the convenience of our shareholders.

A sad but ongoing concern is hatred and racism in many areas of the city. Our community stands against racism, and we will not tolerate it within Deepdale Gardens. Deepdale will always be a diverse, friendly, and welcoming community to all people. I would like to remind everyone that Deepdale Gardens is committed to the safety and well-being of our shareholders.

Sincerely
Anna Yakubova
President

DEEPPDALE GARDENS CORPORATIONS

OFFICERS

Anna YakubovaPresident
Pearl Cheng1st Vice President
Charles Duffy.....2nd Vice President
Mellissa Tso.....Treasurer
Fran Heaslip.....Secretary

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Anna Yakubova

EDITORIAL STAFF

Co-Editor.....Pearl Cheng
Co-Editor.....Fran Heaslip*
Contributor.....Loida Papandrea
*Send articles or suggestions to the editor
for consideration

SCHEDULE OF MEETINGS

All Shareholders are welcome to attend our monthly OPEN meetings, usually held the last Wednesday of the month. Please check the notice posted on the outside door of the Management Office for the date and time of the meeting, or call the Management Office at the number below.

OPEN

Operations/Community Relations/
Major Capital Improvements

CLOSED

Legal & Finance/Administrative

IMPORTANT TELEPHONE NUMBERS

Maintenance:
Between 7am-4pm call...718-631-8550
Emerg. (after 4pm).....917-826-5770
Management Office.....718-428-6011
Deeppdale Cares718-225-3929
Security: Watch Guard
24/7.....917-374-5586
111TH Police Precinct.....718-279-5200
NYC Information.....311

MANAGEMENT OFFICE
NEWS

Thinking Of Refinancing?

Please contact the Management Office at 718-428-6011 for a refinancing application. You must meet the Corporation's requirements and get approval on all Home Equity Loans and Mortgage Refinancing. Do not hold up your closing, or lose your bank commitment, because you did not complete your paperwork.

Thinking Of Changing Your Stock Certificate?

Many of our senior residents are inquiring about this option. Deepdale Gardens Corporations' require that all *shareholders be residents* of the unit. It is very important that you speak with your Attorney and your Accountant before you make any decision on this matter. There are both legal and financial considerations that must be addressed, before you make any changes. Every case is individual and unique. Only professionals can advise you as to the proper course of action.

New Shareholders

All new shareholders must apply for the STAR EXEMPTION. You can do this by calling 311 and asking for the STAR program. Don't miss out on this tax relief program simply because you did not register.

Parking

Deeppdale Gardens provides parking for shareholders/residents ONLY. Permits may be obtained by registering your auto at the Management Office. Parking permits must be displayed on the driver's side rear windshield. Permits must be permanently attached to the auto (Not taped). Permits *must be returned to the management office when the auto is sold*. Visitors must park on the street. Autos without a Deeppdale Gardens parking permit will be TOWED at the owner's expense.

Renovations and Major Appliances

Alteration Agreements MUST be completed and submitted to the Management Office and approved prior to starting your renovation project. The only type of electrical cable allowed within Deeppdale Gardens is Armored Cable. The use of extension cords with air conditioners is not permitted within Deeppdale Gardens and is not in compliance with NYC fire codes. All new major kitchen appliances must be Energy Star Rated. Attic space is corporate space and CANNOT be renovated or used as living space.

All major appliances must be *Energy Star Rated* not just energy efficient. When installing new major appliances contact the

Management Office to request the proper reporting form. All new major kitchen appliances must be Energy Star Rated or an additional fee of \$10.00 per appliance will apply. It is the shareholder's responsibility to report the addition and pay the monthly charge for the new appliance.

Bathroom

Deepdale Gardens will no longer approve any bathroom renovation that covers the wall tile and tub surface with any type of molded material. If you have any questions, please contact the Maintenance Office prior to signing an agreement with a contractor.

Telephone and Cable Installations

When making an appointment with Spectrum or Verizon remember to call the Maintenance Office to set up an appointment, just in case they need to access the basement. ***Twenty four (24) hour notification is required.***

Maintenance Payments

An ACH program has been instituted in the corporation if you would like further information please contact the management office. A second drop box has been installed in the Board of Directors room (next to the Management Office). This will allow our shareholders to drop off their maintenance payment without having to go down the stairs to the Management Office drop box.

Emergency Access

If you are going on vacation or leaving your apartment for an ***extended period of time***, please have a neighbor or friend check on you apartment. You never know when a pipe might spring a leak. Please supply emergency contact information to the Management Office.

NEW MANAGEMENT OFFICE LOCATION

The Deepdale Management Office moved to its new location at 249-31/33 61st Avenue, replacing the old Community Room.

PLEASE NOTE:

1. The phone numbers will stay the same.
2. Although the address is being updated to the new location, the old address will still receive mail and deliveries until all shareholders and vendors have transitioned to the new address.
3. The return envelope in your maintenance bill will have the old management address printed on them until we finish the current supply. Once we use up the supply of old envelopes, the new batch going forward will have the new address.
4. There are drop boxes in both the new and old offices for shareholders to drop their maintenance checks.



2021 GREEN THUMB CONTEST WINNERS

The annual Deepdale Gardens Green Thumb Contest was a huge success this year. Thank you to all thirty-three (33) shareholders who shared their gardening talents and beautiful gardens with the community. The judges certainly had a difficult time selecting the winners. We hope that you were able to visit these amazing displays of color and design that enhanced our surroundings. Thank you to all the winners and participants, we look forward to even more beautiful gardens next year. In case you were not able to visit these beautiful gardens yet, below are the locations of the winning gardens:

Category A - Lawn Garden

1st Place (Tie):

Mehdi Qehaja at 58-10 251st St.

Steven Kutcher at 58-42 251st St.

2nd Place:

Peter Henn at 251-57 61st Ave.

3rd Place:

Suzana Utic: 58-36 251st St.

Category B - Border Garden

1st Place (Tie):

Cynthia & Eddie Brust at 251-49 61st Ave.

Erica Savocchi at 63-21 252nd St.

2nd Place (Tie):

Maria Georgopoulos at 58-06 251st St.

Daniel Family at 63-18 252nd St.

3rd Place:

Michelle Perivolaris at 253-40 60th Ave.

**Deepdale Hosts
Candidates Night Forum 6/3 & 9/20**

On Thursday, June 3rd, Deepdale Gardens hosted its first ever virtual Candidates Night Forum. Members of the Board of Directors had the pleasure of interviewing six (6) NYC City Council candidates: Steve Behar, Sanjeev Jindal, Jaslin Kaur, Linda Lee, Debra Markell, and Harprett Singh Toor for the June 22 NYC Primary Election. Additionally, attendees were able to learn about NYC’s new Ranked Choice Voting system.

Then on Monday, September 20th, Deepdale Gardens hosted the second virtual Candidates Nights Forum with two City Council candidates: Linda Lee (D) and James Reilly (R).

On both occasions, we had the opportunity to hear their views and stance on several issues impacting the Deepdale community. The events were attended by over 90 Deepdale shareholders.

We hope everyone found the event informative and helpful in your decision on which City Councilmember to elect to represent our district.

Feedback

Did you log on to Deepdale's Candidates Night? Do you want to participate in the next one? Let us know! Send an email to DeepdaleGardensCandidateNight@gmail.com and let us know:

- What you thought, what you liked and dislike?
- What are your questions for the candidates for the City Council Candidates for District 23?

**Challenge Playground
Reconstruction**

The Challenge Playground, located on the corner of 251st Street and 61st Avenue is currently under reconstruction. This is a capital project of the NYC Parks Department with funding from Queens Borough President and City Council. Based on the NYC Parks proposed schematic plan, the playground will feature new play equipment, water spray area, fencing, and flooring. The scheduled completion date is May 2022. In the meantime, please continue to utilize all the Deepdale playgrounds located throughout our development.

For more information on the Challenge Playground reconstruction visit

<https://www.nycgovparks.org/planning-and-building/capital-project-tracker/project/8782>

NYC LOCAL LAW 97

In recent years, the New York City Council passed the Climate Change Mobilization Act, a package of legislation to reduce greenhouse gas emissions from and improve energy efficiency for certain buildings in New York City.

Local Law 97 is the centerpiece of the Climate Change Mobilization Act. This law requires

buildings larger than 25,000 square feet to meet ambitious carbon reduction targets, starting in 2024. By 2030, LL97 is projected to reduce New York City’s carbon emissions by 6 million tons.

What does this mean for Deepdale Gardens and its shareholders?

By law Deepdale will be required to reduce our buildings carbon emissions by at least 40 percent by 2030 and over 80 percent by 2050. Buildings that do not comply will face fines set at \$268 per ton of emissions that are in excess of the individual building’s cap in a given year. The Board of Directors see this as an opportunity to upgrade our facilities and lower our energy cost, all while looking out for the environment. We will take advantage of the many government energy conservation incentives rolling out so we can meet the carbon emission cap while keeping our capital improvement cost low.

DEEPDALE FATBERG

Fatberg is a nickname used to describe the giant 15 TON ball of wet wipes and grease that clogged the London sewers a few years ago. Sadly, Deepdale has our own share of fatbergs in recent years and the problem is becoming COSTLY. The combination of cooking grease and wipes creates a solid mass clogging our waste lines and causing sewage to back up through some of our shareholders’ drain pipes. This requires Maintenance to hire outside plumbing company on a regular basis to unclog the waste lines.

What can shareholders do:

1. **Do NOT dump cooking grease down the sink or toilet.** Scoop your cooking grease into a tin can, wait for it to cool and congeal, then dump it into your trash can.
2. **Do NOT throw wet wipes or “flushable wipes” down the toilet, EVER, even if they are labeled “flushable.”** Most wet wipes are contain plastic resins like polyester or polypropylene, meaning, they do NOT dissolve in water like toilet paper.

NEW APPLIANCE SURCHARGES

The Board of Directors has updated the appliances charges in order to maintain a healthy and balanced budget. The appliance charges have not been adjusted in over 10 years. To keep up with the rising energy cost and consumption, the appliance charges for high energy consumption appliances have been adjusted:

Appliance	New Charge
Washer	\$12.00
Dishwasher	\$12.00
Gas Dryer	\$10.50
Electric Dryer	\$16.00
Small A/C	\$14.00
Large A/C	\$16.00
Ductless – Split Unit A/C	\$13.50

OUTDOOR PATIO INSTALLATION

Thinking about installing an outdoor patio? Not so fast! Patio installation requires approval from the Management Office and shareholders must adhere to size requirements. Please contact the Management Office for the Patio Registration and Approval Form. Approval is needed prior to starting work.

VEGETABLE GARDEN

Interested in starting a vegetable garden next spring? You must contact the Maintenance Office and request a gardening plot in the back lot of your apartment building before you start digging. We have pipes and utility lines underground. Maintenance will direct you to an appropriate spot so costly damages and injuries can be avoided.

Once you are assigned a plot, please be mindful of the size of any vegetable support structure (i.e. trellis) you install. If you have any questions regarding the appropriate size of a vegetable support structure please ask the Maintenance

office prior to installation. You will be liable for any damages caused by your support structure.

OUTDOOR STORAGE BOX

Any storage boxes located in the common area in front of the apartment units must be no larger than 4 feet wide and 2 feet tall if the storage units is shared between upstairs and downstairs neighbors. If you choose not to share the storage box with your neighbor, the storage cannot be larger than 2 feet wide and 2 feet tall. The Storage unit should be discreet, placed away from walkways and against the building. If you have any questions, contact the Management Office.

STORAGE UNITS & BIKE STORAGE

Need an indoor place to park your bicycle? Ran out of storage space in your closet and under the bed? We are opening new storage units and new bike storage room. Put your name on the list to secure a spot. For STORAGE UNIT, call the Bargold directly at 718-242-7000. For BIKE STORAGE spot, call Management Office.

END OF SUMMER CLEAN UP

It is that time of the year to say goodbye to summer and hello to sweater weather! Let's tidy up the common area and prepare for snow removal days. Please note the following:

- ✓ Barbecue grills will be permitted to be stored in front of the building as long as they are fully covered and placed in a manner that is not unsightly and does not interfere with the removal of snow. Propane tanks **MUST BE EMPTY** before being stored for the winter and **CANNOT** to be stored in any close areas on the property such as garages, storage units, or apartments.
- ✓ Outdoor equipment (chairs, beach umbrellas, wading pools, etc.) used during the summer months must be put away.
- ✓ Vegetable Gardens must be completely cleaned up; gardening tools, wooden stakes and post

must be removed. Fencing must be removed if it is no longer in good condition by November 1st.

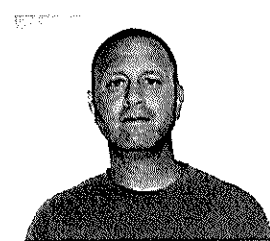
- ✓ Political signage is NOT permitted on Deepdale common property.
- ✓ Please remove personal property from common areas by November 10th. Thank you!

EMPLOYEE OF THE MONTH

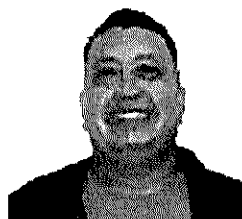
A big thank you to the amazing Maintenance staff for all their hard work in keeping Deepdale in tip top shape!



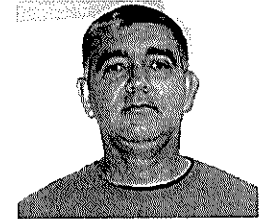
April: Vara-Ariza Genaro



May: Scott Kalik



July: Gerber Perez



August: Hernando Mendez

DEEPPDALE CARES

The DEEPPDALE CARES NORC office is open for *pre-scheduled individual and group appointments only*. Please call the office to schedule a visit. No walk-ins will be admitted due to capacity regulations. All visitors MUST wear a face mask regardless of vaccination status and social distancing rules remain in effect. No hugs or handshakes, please! Unless otherwise specified as "hybrid" all groups continue to exclusively be held via Zoom video & telephone.

Office Phone: (718) 225-3929 & Victoria Margolies Work Cell (516) 670-5208.