



## **MESSAGE FROM THE PRESIDENT**

Dear Shareholders,

The month of March brought the start of spring, and with it, a renewed excitement for the year ahead. As your newly elected Board President, I feel that same excitement this coming year for our wonderful community of Deepdale Gardens. Thank you to all who participated in our elections. We cannot self-manage this beautiful community without the shareholder's support. I am honored to be in this position and pledge my all in continuing our progress through uncertain times. I'd like to welcome our newest member to the Board, Frank Gentile, and the return of former Board President Melissa Tso, who currently holds the position of Treasurer.

The combination of new and tenured is exactly what we need to keep our ideas fresh, yet guided by experience. The same experience can be found with my fellow Board members, our capable Management Office Staff and the hard working, dedicated Maintenance Team. All three of these branches have one common goal, to make our community the best that can be found in New York City.

We have all been battling the Covid-19 Pandemic for over a year now but there is hope ahead. Let us build on this hope by continuing to practice safe behaviors where it is mandatory such as maintaining social distance and wearing face masks in our laundry rooms, playgrounds, and other shared common spaces. It is also mandatory to wear a mask when our maintenance staff enter your home. They too deserve a safe work environment. As the spring brings warmer weather and our social activities increase, let's all maintain our vigilance and continue do our part to stop the spread of Covid-19

Deepdale Board of Directors recently came together to discuss the rising rate of hate crimes in areas around New York City and what it means for our community. The Board and our community stand against racism, and we will not tolerate any kind of bigotry within Deepdale Gardens. In fact, the Board felt so strongly, that we will be sending a message to all our shareholders, publicly condemning it. We are many people but ultimately, we are one community.

As a look ahead to this year, we will continue to make improvements here at Deepdale, such as the expansion of our camera coverages in well-traveled common areas like laundry rooms, garbage rooms and pathways to our maintenance and management offices. We will strive to create energy saving enhancements by accelerating our boiler replacement program, while exploring the introduction of energy saving devices like EV charging stations, solar power, enhanced metering and other avenues of energy conservation.

Spring has sprung, summer to follow; looking forward to seeing everyone safely enjoying our community!

Sincerely  
Anna Yakubova  
President

# MANAGEMENT OFFICE NEWS

## DEEPDALE GARDENS CORPORATIONS

### OFFICERS

Anna Yakubova.....President  
Pearl Cheng.....1st Vice President  
Charles Duffy.....2nd Vice President  
Mellissa Tso.....Treasurer  
Fran Heaslip.....Secretary

### MEMBERS OF THE BOARD

Pearl Cheng                      Charles Duffy  
Elliot Gallub                   Elizabeth Gonzalez  
Frank Gentile                   Fran Heaslip  
Howard Kritz                   Steven Lew  
Mellissa Tso                    Loida Papandrea  
Josephine Raneri-Postiglione  
Rose Schneider                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 7am-4pm only ..... 631-8550  
Maintenance Emerg after 4pm ... 1-917-826-5770  
Management Office ..... 428-6011  
Deepledale Cares..... 225-3929  
Security: Watch Guard 24/7 ..... 1-917-374-5586  
111th Police Precinct ..... 279-5200  
NYC Information ..... 311

### 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

Deepledale 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 Deepledale Gardens parking permit will be TOWED at the owner's expense.

### Renovations and 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 Deepledale Gardens is Armored Cable. The use of extension cords with air conditioners is not permitted within Deepledale 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.

### Appliances must be installed in the kitchen, not in closets or other areas of the apartment. All Appliances must be Energy Star Rated not just energy efficient.

When installing new appliances, shareholders must 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** Deepledale 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 Time Warner 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.

## HEALTH & SAFETY: MASKS UP!

Shareholders and residents ages two and over MUST wear face masks in the following situations regardless of your Covid-19 vaccination status:

- **When your apartment is being serviced by a member of the maintenance crew.** You MUST put on a face mask if you want maintenance to enter your apartment. This is for the safety of our employees, yours and your family. If you choose not to wear a mask, maintenance will refuse to service your apartment.
- When visiting Deepdale:
  - Management Office
  - Maintenance Office
  - Children and adult exercise playgrounds
  - Laundry rooms

Continue to practice social distancing by maintaining a distance of at least 6 feet from others. Please sanitize/wash your hands before and after use of any playground equipment.

## NEWLY ELECTED BOARD OF DIRECTORS

Every year, new board of director members are voted in by shareholders via PROXY (*read the next article for explanation*) to serve terms for three years. This year, shareholders elected five fellow shareholders to serve on the thirteen seat Board of Directors. They will be volunteering their time, knowledge and skills in the coming years to make Deepdale a great place to live!

- Pearl Cheng
- Frank Gentile
- Howard Kritz
- Mellissa Tso
- Anna Yakubova

## PROXY SHEET & WHY YOU NEED TO SIGN IT

### Background

Deepdale Gardens consists of four (4) corporations containing 1396 apartments, each occupied by a shareholder. Each apartment in Deepdale is represented by a share of stock in one of the corporations. The Deepdale Gardens Corporations each has By- Laws which outlines the corporate/shareholder relationship and the responsibilities affecting that relationship. These By-Laws provide for the Board of Directors to act through its officers and committees. There is one (1) Board of Directors serving the four corporations on a unified basis.

### Purpose of the Annual Meeting

Each year an Annual Meeting is held for the purpose of electing Directors of the Corporations. Before the Annual Meeting each shareholder is sent a **Notice of the Annual Meeting** that includes the names of the Directors nominated for a specific term. These individuals, your neighbors and all residents of Deepdale Gardens, have been nominated to represent your interests as a board member.

### How Do Shareholders Vote for Board Members?

The Deepdale Gardens Proxy Sheet is sent to each shareholder at the end of January requesting the shareholder(s) listed on the sheet to please sign, date and return the Proxy Sheet to the Management Office with their Maintenance Payment or as soon as possible. **By signing and returning the Proxies you are authorizing the current Deepdale Directors listed as proxies to cast votes on your behalf for the nominees indicated on the proxy.** Each and every shareholder receives this form and it is sent to the same address as your Maintenance Statement. If you receive your Maintenance Statement, then you received the Proxy Sheet. This is a very important responsibility that should not be taken lightly. It is the obligation of every shareholder to participate in this election. This year if you did not return your Proxy Sheet, you

may have received a phone call asking for the return of the sheet. In previous years, board members have found it necessary to visit shareholders homes requesting the signed form, but due to Covid restrictions, calls were made instead to protect everyone. This year we were able, once again, to receive the required number of Proxies to hold our Annual Meeting for the purpose of electing our new directors.

The Board of Directors would like to thank all of you for your help and support in the work that we all do for the benefit of all the shareholders living in Deepdale Gardens.

**Important Dates to remember**

- ✓ **October-November:** Call for Candidates!  
Requests are sent out inviting all shareholder/residents who would like to be considered for a seat on the Board of Directors, to submit their name and biography to the Board.
- ✓ **January:** Sign & Return the Proxy!  
The Notice of Annual Meeting and Proxy are mailed to each and every Shareholder, requesting that they sign, date and return the sheet to the Management Office as soon as possible.
- ✓ **March:** Annual Meeting  
Annual Meeting is held at the date and time listed on the Notice. All shareholders are invited to attend.

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**DEEPDALE GARDENS ANNUAL MEETING**  
MARCH 13, 2021

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**CAPITAL PROJECTS**

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1. Adult Exercise Area (completed)
  - ✓ Located in G Section off 61<sup>st</sup> Ave directly behind 255-15 61<sup>st</sup> Avenue
  - ✓ Children under 16 years old are not allowed
  - ✓ Residents must wear a mask/face covering

- ✓ Please sanitize your hands before and after using the equipment
- 2. Expanding Security Cameras (ongoing)  
Further expand camera coverage to well-traveled public areas such laundry and garbage rooms, Maintenance & Management Office, Deepdale Cares).
- 3. Boilers (ongoing)  
Continuing our policy of upgrading one boiler each year. The new system will more efficiently produce hot water during the warmer months when heat is not required.
- 4. Conversion of the Community Room to the new Management Office (ongoing).
- 5. Energy Conservation & Improved Efficiency Rating (in planning)
  - ✓ Create an Energy Committee to address this task
  - ✓ Review of potential for solar energy and other energy saving enhancements
  - ✓ Consideration of adding Electric Vehicle Charging Stations

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**COMMUNITY IMPROVEMENTS**

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1. Increase number of parking spots available on property via enhanced garage usage requirements
2. Addition of multilingual communication for our diverse shareholder population

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**THINGS TO NOTE**

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**OUTDOOR PATIO INSTALLATION**

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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 Alteration Agreement for Patio Installation and approval before starting work.

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## PARKING PERMIT

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In the effort to be fair to ALL our shareholders, Deepdale Gardens **will only issue TWO (2) parking permits per shareholder unit.** Please note the parking permit replacement policy:

- ✓ If you are replacing your car or the rear windshield, **you must remove the parking permit sticker** and return it to the Management Office in order to receive a replacement parking permit.
- ✓ In the unfortunate event your car is stolen or damaged in a way where the sticker cannot be removed, you must provide the Management Office with an official police report in order to have the parking permit replaced.
- ✓ If your parking permit cannot be replaced based on the abovementioned criteria, parking permit can be replaced for **\$50 per month continuous fee** until new permits are re-issued by Deepdale Management.

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## PARKING GARAGE POLICY

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The number of cars here at Deepdale far outpaces the number of available parking spaces. Please be a considerate neighbor and use your garage for parking your car and not just as a storage unit.. As per the Garage Lease, ***"the garage shall be used by the lessee only as a garage for storage of a passenger vehicle owned by said Lessee or spouse or child of said Lessee and for no other purpose."*** It has been brought to the attention of the Board of Directors that there are garages being used solely for storage. **This could result in loss of your garage lease.**

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## HOW TO PARK

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Parking in Deepdale Gardens Corporations parking lots and garages **must be HEAD IN parking only** unless otherwise noted. Failure to abide by this rule will result in a fine.

When parking on the street please be mindful to leave enough room for other cars to park.

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## HOW TO DISPOSE MATTRESSES AND BOX SPRINGS

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New York City requires any mattress or box spring to be sealed in a plastic bag before you put it out with regular trash for bulk collection. This rule will help prevent the spread of bed bugs here at Deepdale.

If you do not dispose of mattresses or box springs properly, they will not be collected by Department of Sanitation, and you may receive a \$100 fine.

Mattress or box spring bags or covers can be purchased at department stores, home improvement stores, and moving supply centers. **Bags can be any color except red or orange.**

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## REMOVE THE STORE FLYERS

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Please do not leave the store flyers/circulars sitting outside on the front steps for days. Try to remove them the same day they are delivered.

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## BICYCLE ROOM STORAGE

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Need a place to park your bicycle? The Bicycle Room is located at 253-23 61 Ave. There are still spaces available to rent for \$10/month. If you are interested please call the Management Office at 718-428-6011

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## LAUNDRY CARD REPLACEMENT

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If you lose or need to replace your Laundry Card you **must now go to the Deepdale Gardens Management Office to replace it.** You will no longer be able to purchase the cards in the Laundry Rooms. Money can still be loaded onto your card in the Laundry Room or online (info can be found on the card).

## SMOKING POLICY

Smoking is prohibited in all common areas and areas within 15 feet of entrances, windows, doors and playgrounds. Common areas include:

- ✓ common hallways, Deepdale Management Office & Maintenance Office, Deepdale CARES, laundry rooms, storage rooms, garages, garbage rooms and any other enclosed area under the direct control of Deepdale Gardens Corporations.

Please be mindful of your neighbors and clean up your cigarette butts.

## 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!



Hermes Alarco  
January



Carlos Villanveva  
February



Michael Cagliano  
March

## DEEPDALE CARES

### Covid Vaccines

For residents of Deepdale who are over 65, **Deepdale Care**s can help get an appointment for the vaccine. If interested, please call 516-670-5208. Also, Commonpoint Queens can help anyone who by New York State definition is eligible for the vaccine.

Commonpoint Queens' COVID-19 Vaccination Task Force Contact Information,

Phone: (718) 225-6750 x224 &  
Email: [vaccine@commonpointqueens.org](mailto:vaccine@commonpointqueens.org)

### Food Pantry at Little Neck

As you know, life has been very tough for many during this Covid-19 era. Did you know that Commonpoint Queens has a food pantry that stocks a wide variety of non-perishable grocery items as well as fresh produce to help support local families in need? It is located at Tanenbaum Family Pool, 58-25 Little Neck Parkway across the street from our Sam Field Y location. Hours are Monday through Friday from 9:00am to 12:00 pm. and 1:00pm to 4:00pm (subject to change). New clients must provide date of birth and driver's license or non-driver ID number. If you are interested in volunteering, for more information please call 718-225-6750 (Little Neck) or email: [info@CommonpointQueens.org](mailto:info@CommonpointQueens.org).

## SPRING TIME AT DEEPDALE

### 2021 GREEN THUMB CONTEST

Attention Gardeners! Get ready for the annual Deepdale Gardens Green Thumb Contest. Each year, the Board of Directors awards several cash prizes to the shareholders with the most beautiful and creative gardens. Contest flyer and entry form will be sent out late spring/early summer.

### GARDENING

- ✓ **Flower gardens** may be planted in the front of the property. You and your neighbors with whom you share the common area must agree with the planting and the placement.
- ✓ **Vegetable gardens** must be planted in the rear of the property. ***Approval and assignment of plot must be obtained from the Maintenance Office prior to starting the garden.***

- ✓ Planting of new trees or shrubs requires prior approval from the Maintenance Office. Once planted, all trees and shrubs will be considered common property of Deepdale Gardens.
- ✓ Only approved fencing is permitted to enclose the garden. Decorative bricking is available for purchase through the Maintenance Office. ***The purchase price includes installation and top soil.*** Please call the Maintenance Office for an estimate.

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## **MAINTAIN COMMON AREAS**

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- ✓ **Keep it tidy!** When not in use, barbecue grills, outdoor furniture, recreational equipment, and toys must be covered and stored out of sight or to the sides of stoops and behind bushes, whenever possible. Deepdale Gardens reserves the right to confiscate scattered items left in disarray.
- ✓ For safety reasons, children should not play ball or run through common vestibules, hallways or exterior landscaped areas.
- ✓ Keep the common front door closed at all times, even when home or sitting outside near the building.

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## **NEED TO WASH YOUR CAR?**

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- ✓ Shareholders should wash their automobiles only at the following locations, where water is supplied by our own underground wells (which saves on our water bill!):  
 Section C--to the rear of 252-09 60<sup>th</sup> Ave.  
 Section E--to the rear of 60-16 251<sup>st</sup> St.  
 Section F--to the rear of 253-17 61<sup>st</sup> Ave.  
 Section J--to the rear of 252-27 63<sup>rd</sup> Ave.

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## **BARBECUE RULES AND REGULATIONS FOR OUR SAFETY**

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THE OPERATION OF BARBECUES **MUST BE IN ACCORDANCE WITH THE NYC FIRE CODE AND THE RULES OF THE FIRE DEPARTMENT OF THE CITY OF NEW YORK**

## ***FAILURE TO FOLLOW THESE RULES WILL LEAD TO FINES AND/OR REVOCATION OF BARBECUE RIGHTS AND CONFISCATION OF EQUIPMENT***

### **General Rules**

1. Residents are permitted to use charcoal or propane (LPG) barbecues on Deepdale property only.
2. Barbecues shall be operated in a safe manner.
3. Barbecues shall not be operated within 10 feet of flammable material (e.g., trees, bushes, lawn furniture, benches, etc.).
4. Barbecues shall not be operated within 10 feet of building entrances so as not to create a hazard or nuisance to adjacent apartments. Further distances may be required in order to abate a nuisance.
5. Barbecues are designed for outdoor use only; it shall not be operated in a closed setting, including within an apartment, garage, or under a tent.
6. A water supply - either a garden hose attached to a water supply or at least a four gallon pail of water - or a four gallon pail of sand or a fire extinguisher must be readily available during operation of the barbecue.
7. Hot barbecues shall never be left unattended.
8. Barbecues shall be operated on a flat surface.
9. Before using any barbecue it shall be checked for leaks, rust, cracks or brittleness that could undermine its integrity.
10. At the end of the barbecue season, barbecues shall be covered and stored so out of view or in a way that is not unsightly.
11. Barbecues should be the type manufactured for residential use, and available space should be considered when purchasing a barbecue.
12. Before use of a barbecue proof of coop/condo owner's insurance must be filed with the management office.

**Propane (LPG) Barbecues**

13. No more than a 20 pound propane tank can be used.
14. No more than one 20 pound propane tank per grill. No additional tanks may be stored.
15. No permanent gas hookups are permitted.
16. Propane tank valves shall be promptly shut off or closed after use and when stored.
17. Propane tanks shall NEVER be stored within an apartment, a garage, a common hallway or a basement storage unit. If Deepdale determines that a propane tank is being stored within an apartment, a garage, a common hallway, or a basement storage unit a fine will be imposed, and the garage or storage unit's lease will be immediately terminated.
18. Propane tanks shall not be stored within direct sunlight or near any possible sources of flame. Always store them in the upright position.
19. At the end of the barbecue season, no more than one propane tank may be stored with the barbecue and it must be empty of fuel. Both the barbecue and tank must be covered.

**Charcoal Barbecues**

20. Charcoal bricks shall be cold prior to disposal.
21. Never use any flammable liquid to start a fire other than lighting fluid.

Never squirt fluid directly into a flame as this could cause a flashback.