

MESSAGE FROM THE PRESIDENT

The Deepdale Maintenance and Office staff, as well as the Board of Directors deserve a big round of applause for all of their hard work and sacrifice during this pandemic. Deepdale is truly blessed to have such a dedicated group of people working night and day to make sure that our community is up and running. The office is open and will be able address any questions or concerns that you may have.

While we have been through a lot this year with COVID-19, I want to remind everybody that it is not over yet. We must continue to take precautions, maintain social distancing and wear masks in places where people gather, such as playgrounds and laundry rooms. It is very important that we continue to take these precautions to keep ourselves and our neighbors safe.

As the Fall season approaches, I encourage everybody to go out and enjoy the beautiful scenery. It is a wonderful site to see the leaves changing color here at Deepdale with all of the trees that we have in the community. I also would like to remind everybody that now that summer is over, to please put away any outside furniture that will no longer be used this year.

I am very excited to inform you that Deepdale is now allowing residents to have wireless camera doorbells. So, if you have been thinking about installing one, submit the paperwork to the office and enjoy the peace of mind that comes with your added surveillance. Last but certainly not least, let us continue to treat each other with the respect that keeps our community so great. Be safe and have a wonderful Fall season.

Robert Marino
President

DEEPDALE GARDENS CORPORATIONS

OFFICERS

Robert Marino.....President
 Charles Duffy1st Vice President
 Peter Henn.....2nd Vice President
 Anna Yakubova.....Treasurer
 Fran Heaslip.....Secretary

MEMBERS OF THE BOARD

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Josephine Raneri-Postiglione	
Rose Schneider	Anna Yakubova

Co-Editor.....Pearl Cheng
 Co-Editor.....Fran Heaslip*
 *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.....631-8550
 Emerg. (After 4pm).....917-826-5770
 Management Office.....428-6011
 Deepdale Cares 225-3929
 Security917-374-5586
 111th Police Precinct.....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

Deepdale 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 Deepdale 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 Deepdale Gardens is Armored Cable. The use of extension cords with air conditioners is not permitted within Deepdale 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 monthly 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 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.

MAINTENANCE UPDATE

1. Shareholders **MUST WEAR A MASK** when maintenance staff are called to the apartment for services. This is for everyone's safety.
2. The adult exercise area is officially opened, located at 255-15 61st Avenue. Check it out!
3. The parking lot in the "J" section is now being upgraded with a new drainage system, garage aprons and blacktop. This project is part of Deepdale's ongoing improvements to maintain the integrity and value of our property.
4. All the benches, stair railings, public doors, public halls, and handicap ramps on the Deepdale property received a fresh coat of paint.
5. Laundry rooms are upgraded and opened.
6. Twelve new trees were planted.
7. Brick pointing and cement replacement were completed in several areas around the property.

DOORBELL SECURITY CAMERA

The Deepdale Board of Directors has approved the installation of battery-operated doorbell security cameras by shareholders for the purpose of security at areas designed by Deepdale Gardens Corp. Doorbell cameras must be no larger than 6" x 3" x 1.5" inches and must be installed on the designated spot indicated by Deepdale Gardens. **Hard wired doorbell security cameras are NOT permitted.**

Shareholders are **required to complete** a Security Camera Registration/Installation Form prior to installation. Please contact the Management Office for the required form.

NEW SECURITY

As part of Deepdale’s ongoing commitment to continual improvement, we have hired a new security company, **Watch Guard 24/7**. This new company will patrol and keep our area safe. Watch Guard 24/7 is locally based here in Queens.

LAUNDRY ROOM ISSUES

Please contact the Maintenance Office regarding any issues with the laundry rooms. This will help Deepdale maintain a log of ongoing issues and work with the laundry company to resolve the issues!

END OF SUMMER CLEAN UP

It is that time of the year to say goodbye to summer and hello to sweater weather! What better way to welcome the cooler weather than to tidy up the common area and prepare for snow removal days. Please note the following:

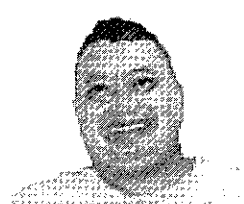
- ✓ Barbecue grills will be permitted to be stored in front of the building as long as they are fully covered and placed in a manner that is not unsightly and does not interfere with the removal of snow. Propane tanks are NOT to be stored in any closed areas on the property such as garages, storage units, or apartments. The tank must be empty of fuel and both the barbecue and tank must be covered.
- ✓ 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.
- ✓ Political signage is NOT permitted on Deepdale common property.

- ✓ Please remove personal property from common areas by November 10th. Thank you!

ASSISTED LIVING FACILITY

At the September Community Board 11 meeting, a letter opposing the construction of the assisted living and medical building on 61st Avenue was approved unanimously and sent to the New York City Department of Planning. The Board Secretary of Deepdale, Fran Heaslip, and the Board President of Beech Hills, were added as Citizen Members to a committee tasked with fighting the construction of the assisted living facility. Representatives of local public officials at the meeting said their constituents were opposed to the facility. The fight continues.

EMPLOYEE OF THE MONTH Thank you all your hard work!



Gerber Perez
July



Leopoldo Gutierrez
August



Varo Ariza Genaro
September

GENERAL BOARD MEETING

In our continuous effort to keep our community and board members safe, the monthly board meetings are being conducted virtually until further notice. Open board meetings are postponed until further notice. Shareholders with questions and concerns are

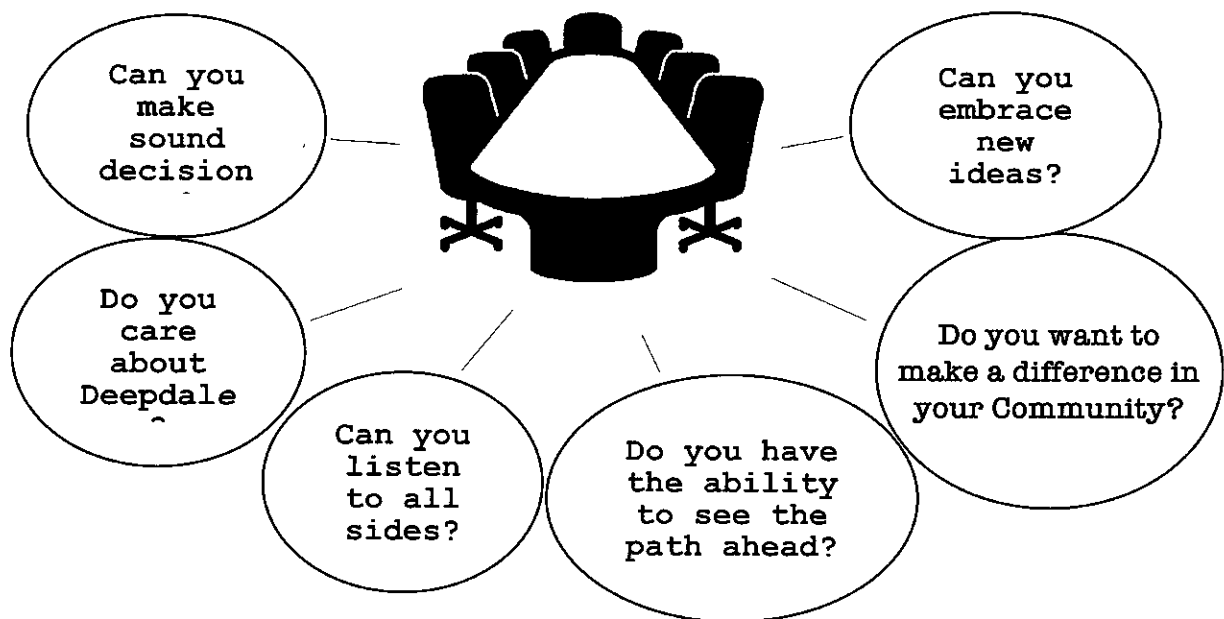
welcome to submit your inquires to the Management office for the Board to review.

NYC HEATING REQUIREMENT

New York City requires owners of residential buildings to provide heat for their tenants between October 1 and May 31 and maintain minimum temperatures in areas of the dwellings units that are used or occupied for

living purposes. Minimum nighttime temperature (between 10 p.m. and 6 a.m.) during heating season will be 62 degrees Fahrenheit. The daytime hours (between 6 a.m. and 10 p.m.) the minimum temperature must be maintained at 68 degrees Fahrenheit whenever the outside temperature falls below 55 degrees Fahrenheit.

2021 Board of Directors Call for Candidates!



If you have answered YES to all these questions, you might have what it takes to be on the Board of Directors of Deepdale Gardens!

Our Board of Directors are shareholders like you, with a rich variety of experiences and expertise, all with one goal: to keep Deepdale a community in which you can be proud to live in. *Your involvement will help us to sustain this goal.* If you would like to **run for a seat** on the Board of Directors, please complete the following:

- Fill out the BACK PORTION of this newsletter
- In writing, tell us about yourself, your experiences, and why are interested in running for a Board member position.
- Submit both documents to the Management Office.

COMPLETE AND RETURN TO THE MANAGEMENT OFFICE

Attention: Election Committee

1. YES, I AM INTERESTED IN RUNNING FOR THE BOARD OF DIRECTORS.

(Please Print)

Name:
Shareholder #
Address:
Signature

Home #
Business #
Mobile #

2. Attach a bio, telling us about yourself, your experiences, and why you are interested in running for the Board.