



MESSAGE FROM THE PRESIDENT

Dear Shareholders,

This time of the year, the Deepdale Board of Directors welcomes new members and re-elected members, and bids farewell to exiting members. That said, I would like to extend a warm welcome to our newest board member, Mathias Penaherrera, and congratulate our re-elected board members Peter Henn and Elliot Gallub. In addition, I would like to convey a heartfelt thanks and appreciation to Rose Schneider for her six years of service on the Deepdale Board of Directors. On behalf of our board members and Deepdale community we would like to thank you for your service and all the hard work you put into improving our community, Rose. Of course, thank you to all shareholders who participated in the Annual Meeting on March 12th, as well as all who completed and sent in their Proxies.

I am very excited to return to the position of President and lead the Board on all our exciting projects. Some of the projects that we will be working on include:

- ✓ reducing our carbon emission so that we will be compliance with NYC government mandates in the coming years and more importantly, upgrade our facilities to meet the environmental challenges of the 21st century.
- ✓ continuing to expand and strengthen our relationships with our local government leaders so that we can have a voice in some of the important decisions that are made in our community, i.e. services and government policies that affect Deepdale shareholders.
- ✓ expanding our surveillance camera program to ensure the safety of our residents, as safety is one of our highest concerns for our community.

We also continue to work with the NYPD Community Partnership Program of the 111th Precinct and our assigned Neighborhood Coordination Officer (NCO) so they keep us apprised of crime and safety concerns affecting our area. We meet with them regularly to discuss our needs. It is also very important to note that Deepdale has a zero-tolerance policy with regards to any acts of hatred towards of anyone based on race, ethnic background, or sexual orientation. If anyone has been a victim of any act of violence (either verbal or physical) please let the Office know and contact the 111th Precinct.

On a brighter note spring is finally here! We can begin to enjoy the beautiful gardens that will bloom. Our maintenance department continues to do a great job maintaining our lawns, trees, and bushes. Our residents work hard on planting beautiful flowers and delicious vegetable. Let's all continue to pitch in and do our part in keeping Deepdale clean and beautiful so that we can all enjoy our community. Wishing everyone a safe and enjoyable spring and summer.

Melissa Tso
President

DEEPPDALE GARDENS CORPORATIONS

OFFICERS

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

MEMBERS OF THE BOARD

Pearl Cheng Charles Duffy
Elliot Gallub Elizabeth Gonzalez
Frank Gentile Fran Heaslip
Peter Henn Howard Kritz
Steven Lew Loida Papandrea
Mathias Penaherrera
Mellissa Tso 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
Deepdale Cares 718-225-3929
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

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 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.

DEEPDALE GARDENS ANNUAL MEETING

MARCH 12, 2022

CAPITAL PROJECTS

1. **New Management Office (completed)**
Former Community Room has been converted to the new Management Office.
2. **Expanding Security Cameras (ongoing)**
Further expansion of camera coverage to well-traveled public areas.
3. **Boilers (ongoing)**
Continuing our policy of upgrading one boiler each year to a more energy and cost efficient one. The new system can efficiently produce hot water during the warmer months when heat is not required.
4. **Carbon emission reduction per Local Law 97 (ongoing)**
 - ✓ Vendor selected to analyze Deepdale's carbon emission and to develop long-term plan to improve energy conservation and efficiency.
 - ✓ Consideration of adding Electric Vehicle Charging Stations

COMMUNITY IMPROVEMENTS

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

WELCOME NEW BOARD MEMBERS!

Every year, new board of director members are voted in by shareholders via PROXY (*read the next article for explanation*) to serve terms three years. This year, shareholders elected three 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 continue making Deepdale a great place to live!

- Elliot Gallub
- Peter Henn
- Mathias Penaherrera

PLEASE SIGN THE PROXY

Shareholders Vote for Board Members via Proxy

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.

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** and the **Proxy Sheet** which includes the names of the Directors nominated for a specific term. These nominees are residents of Deepdale Gardens who will represent your interests as a board member.

Deepdale Gardens need to receive the required number of Proxies in order to hold our Annual Meeting for the purpose of electing our new directors.

UPDATED HEALTH & SAFETY

As Covid-19 restrictions are lifted around the city, Deepdale will continue to do our best to ensure the health and safety of our shareholders and workers. Here are the updated mask rules **when your apartment is being serviced by a member of the maintenance crew.**

- Our workers always have the option of wearing a mask anytime they chose.

- Our workers entering a shareholder's (SH) home always have the option of asking the SH to wear a mask while they are in the apartment. If the SH refuses, then the worker has the option of staying or leaving.
- A shareholder always has the option of asking our worker to wear a mask when they entering the SH's home. The worker must comply, if that is requested.

COMMUNITY INFO

DEEPDALE CARES NORC

Deepdale Cares NORC is inviting all shareholder who are 60 years old and above to stop by the its office and register as a member.

Why Register with Deepdale Cares NORC?

NORC stands for Naturally Occurring Retirement Community. This organizations offers a variety of helpful programs (look for the monthly calendar in your mailbox) to meet the needs of our applicable residents which our many shareholders enjoy. Our community is very fortunate to have Deepdale Care NORC directly on our premises. They have been especially helpful during these trying years of Covid, providing assistance in obtaining covid vaccine boosters and distributing N95 Masks.

Helpful Perks of Deepdale Cares

- **Free programs and activities.** Check the monthly calendar distributed to your mailbox.
- **Medical equipment** is available for NORC resident free of charge. Call the Deepdale Cares office prior to purchasing and see if we have any in storage. Additionally, please donate any medical equipment you no longer need.
- **Green Thumb gardening project.** Help us start a vegetable garden, meet new friends, and eat the fruits of your labor!

Contact Deepdale Cares office at 718-225-3939.

P.S. 221 PTA CLOTHING & TOY DRIVE

Doing some spring cleaning? Need to declutter your closet? While benefitting our neighborhood school? The P.S. 221 PTA can help! They will be collecting gently used clothing, shoes, handbags/backpacks, and stuff animals on Saturday, April 30th from 10:00 a.m. to 2:00 p.m. at P.S. 221 at 57-40 Marathon Parkway. Drop off your gently used items at the 60th Avenue entrance of the school.

MEET & GREET WITH CITY COUNCILWOMAN LINDA LEE

The Deepdale Board of Directors met with our NYC Councilwoman Linda Lee over Zoom on April 5th to discuss several issues of concern to our community including a request to increase funding for Mental Health Mobile Crisis Teams, and city built electric car charging stations. Councilwoman Lee listened to our concerns, asked many questions and will be getting back to us soon. This was great opportunity for our elected representatives to hear and understand our concerns.

Stay tuned for information about our Candidates Night before the upcoming Congressional Primary Elections.

THINGS TO NOTE

POTENTIAL STRIKE BY LOCAL 32BJ SEU

The contract covering our maintenance staff, who are represented by Local 32 BJ of the Service Employees Union, is due to expire at midnight on April 20, 2022. There is a potential that a strike might occur. If so, maintenance services are likely to be restricted. The Board of Directors have established strike procedures in order to keep Deepdale Gardens operating and secure in the event of a strike and shareholders will be informed of these procedures in advance of the strike

deadline. *Please sign up for the Deepdale Emergency Notification System*, where you will be informed via text and/or call. The form is located at the back of this newsletter.

PARKING PERMIT REPLACEMENT POLICY

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:

- ✓ **You must remove the parking permit sticker** and return it to the Management Office in order to receive a replacement parking permit. PLEASE REMEMBER to remove your parking sticker when replacing your car.
- ✓ 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 issued by Deepdale Management.

MORE STORAGE FOR BICYCLES

Need a place to store your bicycle? We opened a new bicycle room and spaces are available for a monthly fee of \$10 per bicycle. If you are interested please call the Management Office at 718-428-6011

ELECTRICAL FIRE PREVENTION

Please be aware of electrical devices you are plugging into your extension cord and/or power strips surge protector. NEVER overload or plug high energy consumption appliances or electronics into extension cords or power strips because it will greatly increase your chances of starting an electrical fire.

VAPING CARTRIDGES

Please make sure all vaping cartridges are properly disposed in trash bins. NEVER throw them on the ground. Several vaping cartridges have been found at the Deepdale playgrounds. This poses a danger to our young residents who think these cartridges are toys. *Vaping cartridges resemble mini USB drives.

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!



Beltran Saavedra
February



Libardo Nieto
March

SPRING TIME AT DEEPDALE

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 Alteration Agreement for Patio Installation and approval before starting work.

2022 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.

Look for the contest flyer and entry form in your mailbox around late spring/early summer.

GARDENING & PLANTING

- ✓ **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.

MAINTAIN COMMON AREAS

- ✓ **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.

NEED TO WASH YOUR CAR?

- ✓ 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 60th Ave.
Section E--to the rear of 60-16 251st St.
Section F--to the rear of 253-17 61st Ave.
Section J--to the rear of 252-27 63rd Ave.

**BARBECUE RULES AND REGULATIONS
FOR OUR SAFETY**

**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.

PLEASE COMPLETE THE FORM BELOW AND RETURN TO THE MANAGEMENT OFFICE 249-31 61st AVENUE OR AT DEEPGDNS@VERIZON.NET ALL INFORMATION WILL BE HELD IN STRICT CONFIDENCE AND WILL NOT BE DISTRIBUTED.

THE MANAGEMENT

Shareholder/Resident (1)

NAME: _____ ACCT # _____

ADDRESS: _____

APARTMENT SIZE: _____ UPPER _____ LOWER _____

HOME PHONE: _____ CELL PHONE: _____

BUSINESS PHONE: _____

E-MAIL: _____

Shareholder/Resident (2)

NAME: _____

CELL PHONE: _____ BUSINESS PHONE: _____

E-MAIL: _____

IN CASE OF EMERGENCY CONTACT:

NAME: _____

ADDRESS: _____

HOME PHONE: _____ CELL PHONE: _____

BROADCASTING SYSTEM OPTIONS

(This allows us to quickly contact our shareholders/residents in cases of emergency or when we need to get information to you quickly.) Please indicate **either** phone number or email address where you wish to receive messages from the Broadcast System or Check off if you do not wish to be included.

Phone # _____ or E-mail _____

OR ___ I do not wish to be included in Broadcast System