



MESSAGE FROM THE PRESIDENT

Dear Shareholders,

The year is coming to an end and we are all beginning to enjoy the holiday season. Decorative lights and festive ornaments are being put in our neighbor's windows and we are all enjoying the beautiful trimmings. This is a good time to remind everyone to remain alert and to be cautious of our surroundings and to always be diligent in keeping our community safe so that we can all continue to enjoy our Development.

We have recently installed security cameras in a number of areas throughout the development, mainly in and around the trash rooms. This should help deter some would be criminals who take advantage of the holiday season and deter illegal dumping by non-residents.

We continue to work closely with our Neighborhood Communities (NCO) so that we can be kept apprise of any activities that they may be aware of. I hope that many of you were able to attend the community meeting that was recently held in our Community Room. We will be continuing to host them in our Community Room in the future and encourage everyone to attend to ask questions or provide feedback to our NCO's; participation and willingness to help provides positive results for everyone.

We all need to be conscientious and take steps to continue being a good neighbor and look out for each other. If we all remain involved in our community, we will continue to maintain and improve the wonderful community known as Deepdale Gardens.

I would like to wish everyone Happy Holidays and a Healthy, Happy and Prosperous New Year!

Sincerely,

Melissa Tso
President

MANAGEMENT OFFICE NEWS

DEEPPDALE GARDENS CORPORATIONS

OFFICERS

Melissa Tso.....President
Robert Marino.....1st Vice President
Charles Duffy.....2nd Vice President
Robin Roseman.....Treasurer
Fran Heaslip.....Secretary

MEMBERS OF THE BOARD

John J. Cawley Jr Robert Marino
Pearl Cheng Loida Papandrea
Charles Duffy Josephine Raneri-Postiglione
Fran Heaslip Robin Roseman
Peter Henn Rose Schneider
Howard Kritz Melissa Tso
Anna Yakubova

EDITORIAL STAFF

EditorFran 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 7am-4pm only 631-8550
Maintenance Emerg after 4pm ... 1-917-826-5770
Management Office428-6011
Deepdale Cares..... 225-3929
EPIC Security 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

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 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.

Proxy Time! PLEASE SIGN & SEND

In the coming months, Deepdale Board of Directors will be holding their annual elections for new board members. This means each and every shareholder will receive a Proxy Statement sometime in February 2019. The PURPOSE of this PROXY Statements is to allow individual shareholders to give current board members the right to vote for new board members on their behalf. In order to conduct a vote on new members, the board MUST receive signed proxy statements from a majority of the shareholders from each of the four Deepdale corporations. **Without a majority, the board cannot vote in new members** who will work on behalf of you, the shareholders. Board members volunteer their time and expertise to make Deepdale a desirable place to live.

Please sign and return the form with your maintenance bill for that month or drop it off at the Management Office. If you are unable to send in or drop off the Proxy form, please call the Management office and they will arrange for a pick-up.

Your participation is truly appreciated!!

Danger! FATBERG Ahead!

Fatberg is a nickname used to describe the giant 15 TON ball of wet wipes and grease that clogged the London sewers last year. New York City had to spent more than \$18 million in recent years to clear the wet wipe problem from its wastewater treatment plants. Sadly, Deepdale is not immune to this modern problem, the combination of cooking grease and wipes creates a solid mass (aka Fatberg) clogging our waste lines, causing sewage to back up through some of our shareholders' drain pipes. This requires Maintenance to enlist the help of a

professional plumbing company to resolve the issue, which increases our operating cost.

What can shareholders do to alleviate this recurring problem?

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 your trash can.
2. Do NOT throw wet wipes (or any items that doesn't dissolve easily in water) down the toilet, EVER. NO wet wipes are safe for the Deepdale waste line or our city's sewer system, even if they are labeled "flushable." Most wet wipes are made with plastic resins like polyester or polypropylene, meaning, they do NOT dissolve in water like toilet paper.

Seasonal Decorations

Happy Holidays! It's that time of the year where our shareholders get into their festive, decorative spirit! Please note the safety rules and regulations of DEEPDALE GARDENS CORPORATIONS as it relates to outdoor decorations for the holiday season:

- ✓ Seasonal decorations on common property may not interfere with ingress or egress from apartments. This includes bannisters; nothing should be wrapped around the bannister that prevents full utilization of it. Items should not be hung on the common door that blocks the window or the peephole.
- ✓ No power cords can be run outside, either through windows or doors.
- ✓ Before decorating a common area, neighbors should coordinate among themselves, including obtaining consent where reasonable. All decorations on

common property should be removed promptly at the end of the holiday.

Employee of the Month

Thank you for all your hard work!



September 2018:
Walter Amezcua



October 2018:
Nicola Soccodato



November 2018:
Michael Cagliano

DEEPALE CARES NEWS

Celebration Time!

Deepdale CARES NORC held several celebratory events in November:

- We celebrated our "18th Annual Anniversary" Luncheon at Moonstone Restaurant in Great Neck, NY where 41 residents enjoyed a delicious lunch and raffle prizes from stores from our community.
- CARES and Samuel Field Y staff and volunteers hosted a **Veteran's Day Commemoration at the Deepdale CARES office** with 35 residents who enjoyed lunch and a patriotic sing along in memory of loved ones who fought for our freedom. A very special "thank you" to our CARES NORC volunteers who ensured the event was enjoyable!

Hearing Check-up Time

We had an **Audiologist and Hearing Aid presentation**, which the presenter discussed the correlation between diminished hearing and cognitive decline.

Diminished hearing reduces the brain's ability to process audio input. Stimulation to the temporal lobe in the brain (where sound is processed) is reduced causing the neural connections to become weaker. The weaker neural connections cause audio messages to become jumbled and confusing to the listener leading to social withdrawal to avoid further confusion. Therefore, it is important to schedule regular hearing tests to avoid any long-term consequences of untreated hearing loss.

Health Check-up

Dr. Ed Poon from Northwell Health Hospital presented information on Vaccinations, infections & Immunity. St Francis Hospital Outreach Van provided FREE screening for blood pressure, cholesterol, diabetes screening, etc.

Fitness

Deepdale Cares provides many FUN and INVIGORATING exercise programs to meet the needs of our residents such as Zumba Gold, Chair Yoga, Balance training, Tai Chi and more. Mental games, such as Current Events, Canasta, Mah Jong, and Brain Games, will keep your mind sharp!

Coming up!

Our very friendly and generous nutritionist Neda Pourat will be presenting on **Healthy Treats for Good Nutrition on Dec 18th**. Ms Pourat will also speak to any individual who may need to have a one on one.

Please keep your eye out for your **Deepdale Cares Monthly Calendars** which are full of information interesting events. We encourage you to join us. If you have questions, please call us at **718-225-3929**.