



MESSAGE FROM THE PRESIDENT

Dear Shareholders,

I would like to welcome Rose Schneider to the Board of Directors. Rose served on the Board in the past and we all look forward to working with her again. I would like to thank Loida Papandrea for all her hard work and efforts while serving on the Board for the past 6 years, she went above and beyond to help everyone, especially the senior citizens in our community. In fact, Loida has volunteered to remain in her capacity as liaison to Deepdale CARES for the Board, so our continued thanks to her on that. I would also like to congratulate, Charles Duffy, Elizabeth Gonzalez, Steven Lew and Fran Heaslip on their re-election to the Board, I know that they will continue working diligently to improve the community. In addition, a special thank you goes to Curtis Desilva and Robert Heaslip for helping out with counting and verifying all of the proxies.

I am very excited about the upcoming year and all the projects that we will be working on. Some of the projects that we continue to work on involves Local Law 97 and reducing our carbon footprint prior to the government mandate that will take effect in 2024. This will truly involve a huge undertaking by the Board, and we will need everyone's cooperation in order to prevent penalties that will adversely affect ALL of us. All shareholders MUST take responsibility and participate in this project or we will fail and EVERYONE will suffer the consequences. More information on this project will be shared as we work with our consultants on best practices moving forward.

On a positive note, we are working on bringing additional amenities to the development, which includes electric car charging stations on site. We are very excited about bringing EV charging stations to Deepdale, as many of our shareholders are moving toward Electric powered vehicles. Another exciting project that we will be working on is developing a new website. It will help us share news about the community more efficiently and provide other tools at your fingertips. We will be providing additional details in the coming months as we develop the site.

Spring is just around the corner and that's always a cheerful time of year. Many of our shareholders will be preparing for the nice weather and begin planting their gardens. This has always been one of my favorite things about living here in Deepdale, all the beautiful plants and flowers that surround us. So many shareholders put forth a huge amount of time and effort to maintain beautiful gardens for all of us to enjoy. We should all remember how lucky we are to live so close to the city and yet have remarkable natural views all around us. We should continue to be good neighbors to each other and look forward to helping wherever we can so that the beauty of Deepdale continues for generations to come. Wishing everyone a happy and healthy spring and summer.

Melissa Tso
President

DEEPDALE GARDENS CORPORATIONS

OFFICERS

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

MEMBERS OF THE BOARD

Pearl Cheng	Howard Kritz
Charles Duffy	Frank Gentile
Steven Lew	Mathias Penaherrera
Elliot Gallub	Rose Schneider
Elizabeth Gonzalez	Mellissa Tso
Fran Heaslip	Anna Yakubova
Peter Henn	

EDITORIAL STAFF

Mathias Penaherrera, Frank Gentile
 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.

- OPEN: Operations / Community Relations / Major Capital Improvements
- CLOSED: Legal & Finance / Administrative

IMPORTANT PHONE NUMBERS

Maintenance
 ▪ 7am-4pm718-631-8550
 ▪ Emerg. after 4pm.....917-826-5770
 Management Office.....718-428-6011
 Deepdale Cares.....718-225-3929
 Security.....917-374-5586
 111th Police Precinct.....718-279-5200
 NYC Information.....311

MANAGEMENT OFFICE NEWS

URGENT - Maintenance Check Changes

Our bank is now requiring all checks be made out the full corporation's name "Deepdale Gardens First Corporation, Deepdale Gardens Second Corporation, Deepdale Garden Third Corporation, or Deepdale Gardens Fourth Corporation"

If you pay your monthly maintenance charges by check, please make **sure to write your full corporation's name**. If you're not sure what corporation you're in, please contact the management office. As a reminder, maintenance is also payable by ACH direct deposit – please contact the management office for more information.

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' requires 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 *Residential Energy Efficient* 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 your 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 11, 2023

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 of 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 continue making Deepdale a great place to live!

- ☒ Charles Duffy
- ☒ Elizabeth Gonzalez
- ☒ Fran Heaslip
- ☒ Steven Lew
- ☒ Rose Schneider

LOCAL LAW 97

Local Law 97 was included in the Climate Mobilization Act, passed by the City Council in April 2019. While the bill was passed with positive intentions for protecting our climate, unfortunately, these sweeping regulations did not account for a myriad of factors that will make adherence to the law practically and financially impossible for many co-op communities (e.g. age of structure, green space, medium household income, etc.).

As you continue to see increased media attention and investigative reports on the impact to local

communities by this law, please rest assured that the Board of Directors is following this issue very closely, working with outside legal counsel, and an environmental consulting agency to ensure compliance. While our efforts will be to minimize any financial impact directly to our shareholders, we will be facing additional costs regardless of our approach (e.g. mandated improvements instead of non-compliance fines).

For more information on this law, please visit:

<https://www.nyc.gov/site/sustainablebuildings/1197/local-law-97.page>

DEEPALE IS GETTING ELECTRIFIED

While the typical way for our neighbors to get around town isn't quite the same way The Jetsons did (...yet), electric cars are here and have been quickly appearing in more and more driveways across NYC.

We have heard from our shareholders that some may want to consider purchasing an electric car but are holding off because of the lack of local charging stations.

The Board of Directors continues to advocate to our local elected representatives for an increased presence of charging stations in the neighborhood. In addition to this, we are pleased to announce that we have finalized a contract to install one electric charger, with two ports in the management office parking lot. This charging station will be able to accommodate two cars charging simultaneously.

More information will be sent to our shareholders (including usage instructions and limitations) once an installation date is confirmed. We look forward to studying the usage of the charger to determine if more are necessary in the near future.

LETTER FROM THE EDITOR

ATTENTION ALL SHAREHOLDERS

Dear Fellow Deepdale Garden Shareholders,

1396! Remember that number, as it is the number of residential units that we have here in this wonderful Deepdale Gardens community.

1396 beautiful apartments filled with people enjoying a safe, residential, family oriented community that offers peace and quiet in a suburban environment, while still enjoying all the benefits of city living. A development close to all that city life has to offer, including being close to public transportation and major highways. A development that offers families a great school district that our children can attend. A development that is filled with an incredible diversity of ethnic and religious families, all living together as one.

So why do I want to remind you that we have **1396** units?

That's because at our Annual Meeting held on Saturday, March 10th, where a quorum was met by the shareholders of our four corporations in order to elect new Board Members for the 2023-2024 calendar year, it was very sparsely attended by our shareholders. *Much worse, getting the required number of signed proxy ballots returned by our 1396 shareholders was no easy task, and that is shameful.*

Out of **1396** proxies mailed, we only received 541 back, that's less than 40%, and that was after our 13 Board members made numerous follow-up phone calls to those shareholders who did not return them, in order for us to meet the required number of votes to elect our new Board members and keep operations flowing.

Some will say they didn't receive it in the mail. That is not true! Each and every shareholder gets the proxy form mailed to them in February, to the address where you get your maintenance statement mailed each month. So if you get your monthly

maintenance statement, you most certainly got your proxy statement to sign and return.

The 13 shareholders who volunteer to serve on our Board are just that, *actual shareholders who volunteer their time*, for the betterment of our community. They work tirelessly to maintain the great community we have, many after working full time jobs to support their own families. They work to keep our community vibrant, while trying to keep our maintenance costs down, all the while juggling increasing taxes, insurances and overbearing city, state and federal regulations that negatively impact us all.

In the upcoming months, while we work on the budget for the next fiscal year, we will do everything in our power to keep our costs down as much as possible. For one, we are being faced with legislation on mandatory energy and environmental requirements that will have great impact on our maintenance costs. There may be times that we will ask all **1396** shareholders for their opinion and/or vote on very important issues that need to be addressed, based on that legislation. We will need to hear from all **1396** shareholders. It is vital that you use your vote to voice your opinion. If you don't, and a resolution is passed that you did not vote on, then you have no reason to complain when changes are made. That's why it is important to hear from all **1396** shareholders on each and every occasion that we ask for your help on major issues.

I believe that it is a privilege to live in our great community, and an even greater privilege to have an opportunity to vote on key issues. Show your pride in being fortunate enough to live in Deepdale Gardens. Be active, as we are. Get involved.

Sincerely & respectfully,

Fran Heaslip
Board of Director
Deepdale Community Affairs

COMMUNITY INFO

DEEPALE 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 residents free of charge. Deepdale Cares NORC has a plethora of durable medical equipment including canes, crutches, rolling walkers (with and without seats), knee scooter, toilet seat raises and commodes, and shower seats and benches. We also have sanitary pads, adult diapers, disposable bed pads, and washable chucks. 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.
- We also have Detera medication bags to properly dispose of unused and/or expired medications that are available to all residents.
- **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.

DEEPPDALE CARES PRESENTATION

In case you missed the presentation on "What to Pack for the ER or a Hospital Stay"...

- List of current medications and allergies
- Brief medical history of diagnoses
- Names of doctors/specialists and contact information
- Insurance information and photo identification
- Legal documents (health care proxy, DNR/DNI, living will)
- Eye glasses, hearing aids, and/or dentures with carrying cases labeled with name and contact information
- Paper/notebook and pen to take notes and a book to read to occupy time
- Emergency contact information
- Wear comfortable, loose clothing and bring an additional warm layer in case it's cold inside.
- Bring an extra set of comfy clothing. Comfort items (pending length of stay) such as undergarments, slippers, toiletries, or favorite non-perishable snack
- Cell phone and charger (sometimes getting a bedside phone can be difficult)

Please keep in mind all items should be stored in a single (clear if possible) bag and labeled with your name and contact information in the event it gets lost.

Be careful with expensive electronics as they can get lost or taken

Try to avoid taking extra money or more than one form of payment

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!

What can I bring?

- Clothing (Men's, Women's, Children's – All types)
- Handbags / Backpacks
- Shoes

- Linens (incl. Towels, Curtains, & Table Linens)
 - NO BLANKETS AND/OR COMFORTERS
- Stuffed Animals & Small Plastic Toys
 - NO PUZZLES, BOARD GAMES, LEGOS, OR TOYS W/PIECES

Please bring your items on Saturday, April 29th from 10:00 a.m. to 2:00 p.m. to P.S. 221 at 57-40 Marathon Parkway. Drop off your gently used items at the 60th Avenue entrance of the school. Thank you for your contributions!

THINGS TO NOTE

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 \$5 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.

SOLAR LIGHTS

Maintenance has made the office aware that more and more shareholders are installing solar lights in front of their apartments. While we appreciate the use of renewable energy to add some light to your building's facade, please note that solar lights can only be installed in garden areas. When these lights are installed on or near the grass they interfere with lawn maintenance and create a tripping hazard.

If solar lights are damaged by maintenance while they are maintaining our lawns, shareholders will not be reimbursed.

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.

BI-ANNUAL FIRE ALARM CHECK

The start of spring is a great time to remember to check all of the batteries in your fire alarm and carbon monoxide detectors. Each device should have a "test" button that you can use to ensure the device is working. It is also recommended that you replace the batteries with a fresh set.

If you have a device that does not have replaceable batteries, take note of when it was originally installed and that it is within its normal lifespan. If you are not sure when it was installed – REPLACE IT. This is not the time to "take a chance" and "hope for the best." This simple, two-minute

activity, could help save your life in the case of an emergency.

- **For more information on fire safety and prevention, please visit:**

<https://www.nyc.gov/site/fdny/education/fire-and-life-safety/fire-safety-educational-publications.page>

PEOPLE NOT PICKING UP AFTER THEIR PETS? REPORT IT!

The management office is receiving complaints from our shareholders of people not picking up after their dogs. This is primarily an issue with people who live in private housing around our neighborhood as Deepdale does not allow shareholders to own dogs.

If you witness this happening and can identify the person or describe the dog please report it to the Management Office in writing as soon as possible. We are working on some potential steps to help curb this ongoing issue.

ENERGY SAVINGS

Many of you may have heard from neighbors, family and friends that energy prices continue to increase – Deepdale is no exception. We continue to see record high electric and gas rates with no reprieve in sight.

As we soon put winter behind us and transition into a warmer spring, we will still have brisk nights and early mornings. Depending on the outside temperature, our heat may still run in order to keep everyone comfortable.

We are strongly requesting that all Deepdale residents do their part to help us conserve our energy usage in the following ways:

- **HEAT ON ... AC OFF:** Please do not run air conditioners when our heat is on. This forces more heat to come out while using more electricity. We are fortunate to have large windows in our units that can be cracked open to allow some cold air to circulate. If you believe

your heat is malfunctioning, please contact the maintenance office.

- Be mindful of keeping lights on in your apartment when no one is home
- Unplug appliances when not in use
- Turn off your hallway lights after entering or before leaving your apartment
- Refrain from using incandescent light bulbs – consider replacing with LEDs

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!



Nick Soccodro
December 2022



Matute Javier
January 2023



Cesar Huaman
February



Mike Cagliano
March

SPRING TIME AT DEEPPDALE

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.

2023 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.