



MESSAGE FROM THE PRESIDENT

Dear Shareholders,

I would like to take this opportunity to remind all of us of how lucky we all are to live in a community where we can have community events that can be enjoyed by all. We recently held a yard sale that gave many of us the opportunity to work together as a community to sell some of the items that we found we no longer needed and perhaps get some great bargains on items that we do need (or just want). This also gave us the chance to meet our new neighbors and spend the afternoon chatting with many neighbors that we do not see often. We also had the Green thumb contest a few months ago, where many shareholders did individual gardens and also many came together to do group gardens to beautify our neighborhood. This is another great example of how members of Deepdale come together to improve life here in our community.

Now that the days are getting shorter and the weather is getting cooler, we have to remain vigilant in keeping this community a place that we all can enjoy. This means among many things, keeping an eye on each other. If we see anything that may appear unusual, we should all take it upon ourselves to call security or even the police and not wait for someone else to do it. In order to keep Deepdale Gardens one of the best places to live in Queens, we all must participate in keeping our surroundings safe. Another part of being a wonderful community is also keeping the outside areas neat and tidy. This would mean removing all unnecessary items away from the buildings and removing holiday decorations in a timely manner. Excess clutter outside of the buildings is not only unsightly but they are also a hazard which can cause many accidents including trips and falls. We want to keep Deepdale a safe community that we can all be proud to live in.

I would like to wish everyone a happy, health and safe holiday season!

Sincerely,

Melissa Tso
President

MANAGEMENT OFFICE NEWS

DEEPDALE GARDENS CORPORATIONS

OFFICERS

Mellissa Tso.....President
Robert Marino.....1st Vice President
Charles Duffy.....2nd Vice President
Robin Roseman.....Treasurer
Mary Arenas.....Secretary

MEMBERS OF THE BOARD

Mary Arenas	Robert Marino
John J. Cawley Jr	Loida Papandrea
Charles Duffy	CarolAnn Perkins
Sheldon Glick	Robin Roseman
Fran Heaslip	Rose Schneider
Peter Henn	Mellissa Tso

Josephine Raneri Postiglione

EDITORIAL STAFF

Editor Mary Arenas*

*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 Information311
STAR NYS Email www.orps.state.ny.us/star/index.cfm

Thinking Of Refinancing?

It is very important that you 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. 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 or go to the New York State link at www.orps.state.ny.us/star/index.cfm. 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 submitted to the Management Office and approved prior to beginning work. 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.

Renovating your 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.

Appliances must be installed in the kitchen, not in closets or other areas of the apartment. 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 additional fees will apply. It is the shareholder's responsibility to report the addition and pay the monthly charge for the new appliance.

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

A second drop box has been installed in the Board of Directors room door for maintenance payments. This will make the dropping off of maintenance payments a little easier for shareholders who find it difficult to use 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. Please supply emergency contact information to the Management Office.

CITY UPDATES

Below is a synopsis of the Local Law to amend the administrative code of the city of New York, in relation to minimum temperatures required to be maintained in dwellings, effective October 1, 2017:

During heating season, between October 1 and May 31, owners of residential buildings who are required to provide heat for their tenants must maintain minimum temperatures in areas of the dwelling units that are used or occupied for living purposes. This new amended bill states that the minimum nighttime temperature (between 10 p.m. and 6 a.m.) during heating season will be 62 degrees Fahrenheit (whenever the outside temperature falls below 40 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.

Senior Corner

Seniors your property taxes maybe going down thanks to recent changes in City and State Law, homeowners with an annual income of \$58, 399 or less maybe eligible to receive the Senior Citizen Homeowner's exemption (SCHE) or Disabled Homeowner's Exemption (DHE). If you need assistance in applying for the SCHE, and you are 62 or older please contact Deepdale CARES, NORC.

Please review your Deepdale CARES, NORC Calendar and come on down to enjoy all the events. Tai Chi, Paint with Friends, Brain Games, Canasta, Mah Jongg, crocheting and movies to name a few. It is a great place to socialize, make new friends and get important updates on health care, Medicare changes and as mentioned above assistance in applying for SCHE. Got a new electronic device such as an i-phone, printer, or computer and you are having difficulties, come on down to Deepdale CARES NORC for assistance.

Have a Glass of Water

Have a glass of NYC water: NYC Water took first place in regional taste test. The contest was held by the American Museum of Natural History. NYC's tap water beat out, Westchester, Nassau, and Suffolk counties. So Drink up!



Fall is in the Air

Children are back at school. Many children walk through our parking lots as short cuts to get to school, so please drive carefully and slowly and obey the speed bumps.

Sprinkler Park is closed until next Spring.

Halloween is right around the corner. Pumpkins and decorations will be coming out. Please be considerate of your neighbors and be sure your decorations are placed safely and away from sidewalks and other paths where people walk. Please be careful when placing cut out pumpkins on your stoop as they attract squirrels.

When Halloween is done along comes our Winter Holidays: Please obey the following rules so everyone gets to enjoy the *Seasonal Decorations*:

- Seasonal decorations on common property may not interfere with ingress or egress from apartments. This includes banisters; nothing should be wrapped around the banister that prevents full utilization of it.
- Items should not be hung on the common door that blocks the window or the peephole. Check with your neighbor before hanging decorations on the common door.
- No power chords 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 after the end of the holiday season.



Yard Sale

Deepdale held its 4th Yard Sale and it was a great success thanks to the hard work of Rose Schneider Sheldon Glick, Carol Perkins, Fran Heaslip, Loida Papandrea, Robin Roseman, Pat McGowan, Ann Marie Saca, Marian Pereira, Thomas Caturano, Scott Kalik and MG Security Services. I would like to also thank John and Jennifer Baker for their assistance in getting the Good Will Truck to come at the end of the yard sale to accept donations for those in need.

Fall Cleanup

It is that time of year again when residents need to put away items utilized during the summer months. This includes chairs, barbecues, beach umbrellas, wading pools, bicycles, and any other items cluttering the front of the buildings or the back of the buildings. Please take note of the following:

Barbecues: Barbecues will be permitted to be stored in front of the buildings, 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 garages, storage units, apartments, or any closed areas on the property. Those who fail to follow this rule will incur fines, and garage or storage unit leases will be terminated immediately.

Vegetable Gardens: Vegetable gardens must be completely cleaned up. Gardening tools, wooden stakes and post must be removed. Fencing must be in good condition; otherwise it too must be removed.

Political Signage: Signage in general, but more specifically political signage, is not permitted on Deepdale common property. Such signage will be removed by Deepdale's maintenance staff immediately.

Residents will have until November 20th, 2017 to remove personal property from common areas, to clean up the vegetable gardens, and if planning on leaving the barbecues out for the winter, to place it in a spot in accordance with the above stated rules. After that date, Deepdale will exercise its right to remove property in violation of the rules, and place the items in a central location for storage. Residents will need to reclaim the item within 30 days and pay \$25.00 per item; otherwise the item will be discarded. Deepdale is not responsible for any damage to or theft of residents' property during the removal or storage of said property.

Deepdale Gardens is a cooperative community, which means we have responsibilities to our fellow residents. The Board hopes these rules help in making Deepdale an enjoyable place during the fall season. Thank you in advance for your cooperation.

ATTENTION: KEEP DEEPDALE BEAUTIFUL

- If you smoke on Deepdale's Property please take your **Butts** With You!
- When bringing your trash to your assigned Garbage Rooms, please place your trash into the appropriate garbage cans and not on the floor. This not only dirties the Garbage Room but creates a safety hazard, as people could trip over the garbage and injure themselves.

A message from the 111th Precinct

Car Theft: Rims and tires are being targeted for theft. Honda, Nissan and Toyota models are the vehicles of choice.

Please follow these crime prevention tips to avoid becoming a victim:

- Lug nut locks must be utilized. You can use a lock on every lug nut as this will make the thieves take a longer time to remove the rim and tire.
- Be sure not to leave wheel lock keys in the glove box or spare tire compartment. Thieves can break into the car and retrieve them.
- Activate any alarms you may have. Alarms equipped with a tilt sensor that goes off if the vehicle is moved.
- Many of these thefts occur in the middle of the night, so pay attention to suspicious people or vehicles on your block. Thieves usually work in teams and might be utilizing more than one car.
- Video cameras in the front of your home serve as a deterrent.
- Always try to leave your car parked in an area where there is plenty of lighting. A well lit street or parking area is a very good deterrent.
- If you have a garage, utilize it.
- Turn your wheels when parking. This will make it more difficult to remove the wheels. A locked steering column makes it difficult for the thieves to turn the wheels forward again.
- The community's involvement is essential in catching a thief, so if you see any suspicious activity call 911. You may remain anonymous when calling.

Protect Your Mail:

Mail theft can occur anywhere with any type of mailbox. That is why it is very important to learn the steps you can use to prevent becoming a victim of crime.

- Deposit out going mail into the blue collection boxes before the final pickup of the same day of deposit. Check the pickup schedule posted on the box to ensure your mail will not sit in the box overnight or over the weekend.
- Collect your mail from your mailbox everyday as soon as possible after it is delivered. Do not allow mail to accumulate even in a locked mailbox.
- If you have concerns about the security in your neighborhood, place mail in a collection box in another area, in a secure receptacle at your place of business or at the Post Office.
- If you see anything suspicious such as glue or other sticky substance on the mailbox, please report it to the post office and notify the Postal Inspectors.
- Immediately report any suspicious activity at any mail receptacle to your local police.

To report mail theft call the national hotline at: 877-876-2455 or use their website at: www.postalinspectors.uspis.gov

PARKING

Parking has become an issue in Deepdale. In order to monitor and insure that all automobiles utilizing our parking facilities are the property of our shareholder residents, we are in the process of distributing new parking stickers. Deepdale Gardens will also be limiting the number of stickers to 2 per unit. All shareholders must retrieve their own stickers. In order to obtain your parking sticker you must bring a valid driver's license along with your car registration, and proof of residence. **All vehicles must display the new parking stickers by November 15, 2017.**

Garage Inspections were performed throughout Deepdale. Any garage found to not be able to house an automobile due to excessive storage, received notice and a time frame that they had to make the garage able to hold an automobile. All shareholders who failed to comply will lose their garage.

Boilers

Deepdale is in the process of replacing the boilers. There are 25 boilers throughout Deepdale. The plan is to replace one to two boilers a year until the project is completed. To date 4 boilers have been replaced and we are in the process of replacing the fifth.

Security

We have a new security service "MG". Their hours are the same as Epic from 3pm to 3am. The telephone number to contact MG Security is the same: 917-374-5586.

Website

We now have a Website Committee working to update our Website. Stay Tuned.

Community Room

The Community Room is available to Deepdale Residents who wish to rent it for a party or special event. For further information contact the Management Office.

Board Elections

It is that time of year again where we look for interested Deepdale Residents to volunteer for the Board of Directors. Since Deepdale is a self-managed cooperative, the board plays a critical part in ensuring that our community is the best it can be. We are looking for individuals of diverse backgrounds, to represent the interests of all residents. Board members participate in our monthly meetings, screen new shareholder applicants, interact with our Maintenance and Management staff, and respond to shareholder's concerns. If you are interested please complete the application below and return it to the Management Office by December 29, 2017.

HAVE A SEAT - WE NEED YOU!!

WILL YOU BE SITTING IN A DIRECTOR'S CHAIR? WE HOPE SO. We are seeking candidates for the Board of Directors who understand the importance of their involvement. If you are such a person, please fill out the bottom portion of this flyer and submit it to the Management Office.

The Board consists of a combination of people with a variety of backgrounds all with one goal: to keep Deepdale a community in which you can be proud to live. Your involvement will help us to sustain this goal.

Participate and familiarize yourself with the operation of the Board by attending our meetings. Our next meeting is on Wednesday October 25, 2017 at 7:00PM. We hope to see you there.

COMPLETE AND RETURN TO THE MANAGEMENT OFFICE
Attention: Election Committee, by Friday December 29, 2017

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

(Please Print)

Name: _____

Shareholder # _____

Signature _____

Address: _____

Telephone:

Home: _____

Business: _____ Cell: _____