



MESSAGE FROM THE PRESIDENT

Dear Shareholders,

I would like to welcome Julio Bernard to the board of Directors as well as welcome Loida Papandrea and Robert Marino back to the board. I would also like to thank Anna Yakobova, Pearl Cheng and Howard Kritz for all the hard work and efforts while serving on the board for the past 6 years. We have had a lot of very important projects these past few years and I am grateful that the three of them were here to work on them with us. A special thank you goes to Theresa Henn and Frank Rubino for helping out with counting and verifying all of the proxies.

The upcoming year will be filled with many new projects, the most exciting one is the submetering project. We are in the process of obtaining final approval from the Public Safety Commission to allow us to proceed with this project. This will help us reduce our carbon footprint which is essential in helping reduce fines for local law 97 which is only a few years away. This will also allow shareholders to monitor their electricity use and reduce costs for those who use less energy. Once this project has been completed, we will no longer need to charge appliance fees, and this is the opportunity to reduce our monthly maintenance fees. This will be a win-win for everyone in the community.

In the coming months, we will also be rolling out a “spring/summer cleanout day”. We will have a shredding truck available onsite for all shareholders to dispose of unwanted documents without the need to shred it themselves, which can be overwhelming and burdensome. We all can take advantage of this service for a day while getting outside for some fresh air spending time with our neighbors. This will be a great opportunity to meet some new neighbors and make new friends.

Spring has arrived and the flowers and trees are starting to bloom. This is a beautiful time of year here in Deepdale. Let's all remember to be good neighbors and help those around us who may need an extra hand. We are so fortunate to live in such a wonderful community, let's share the joy with everyone by being considerate of each other. Wishing everyone a happy and healthy spring and summer.

Melissa Tso
President

DEEPDALE GARDENS CORPORATIONS

OFFICERS

Melissa Tso.....President
 Charles Duffy.....1st Vice President
 Peter Henn.....2nd Vice President
 Robert Marino.....Treasurer
 Mathias Penaherrera.....Secretary

MEMBERS OF THE BOARD

Julio Bernard	Charles Duffy
Elliot Gallub	Frank Gentile
Elizabeth Gonzales	Fran Heaslip
Peter Henn	Steven Lew
Robert Marino	Loida Papandrea
Mathias Penaherrera	Rose Schneider
Melissa Tso	

EDITORIAL STAFF

Fran Heaslip, Loida Papandrea
 Editor.....Mathias Penaherrera*
 *Send articles or suggestions to the Editor for consideration

Schedule of Meetings

We are pleased to announce that we are re-opening the public parts of our board meetings for our shareholders to attend in person starting in **June 2024**. 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

Dryer Vent Cleaning

According to the National Fire Protection Association, over 17,000 home clothes dryers catch fire yearly resulting in, on average, 51 deaths, 380 injuries, and \$236 million in property damage.

A large percentage of our Deepdale shareholders enjoy the luxury of having washers and dryer in their units. We have had an increase of calls to our Maintenance department by shareholders asking them to clean their dryer vents and to even remove birds who have started nesting in there. Due to liability issues, Deepdale maintenance is **prohibited** from cleaning and maintaining clothes dryer vents.

We are highly suggesting that all Deepdale clothes dryer owners hire professional dryer vent cleaners to clean, maintain, and/or repair their dryer vents on a **yearly** basis. This will ensure that your clothes dry quickly, are not contaminated by animal waste, and reduce the risk for a fire to develop.

Please call the Management office for additional 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 either be fined and/or TOWED at the owner's expense.

Garages

As per the Garage Lease, the garage shall be used by the lessee only as a garage for storage of a passenger vehicle owned by said Lessee or spouse or child of said Lessee and for no other purpose. It has been brought to the attention of the Board of Directors that there are garages being used solely for storage. This could result in loss of your garage lease.

- As a reminder, using electrical items plugged in through your garage is **strictly prohibited** and may result in the loss of your garage.
- Back in parking is prohibited in garages
- Starting and running the engine while backed in the garage produces Carbon Monoxide which accumulates in the garage and creates a dangerous situation for the apartment above the garage.

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.

Smoking

Smoking is prohibited in all common areas and areas within 15 feet of entrances, windows, doors and playgrounds. Common areas includes common hallways, Deepdale Management Office, Deepdale Maintenance Office, Deepdale CARES, laundry rooms, storage rooms, garages, garbage rooms and

any other enclosed area under the direct control of Deepdale Gardens Corporations. Please be mindful of your neighbors and clean up your cigarette butts.

Laundry

If you lose or need to replace your Laundry Card you must now go to the Deepdale Gardens Management Office to replace it. You will no longer be able to purchase the cards in the Laundry Rooms. You will still be able to add money onto your card in the Laundry room.

Employees of the month

A big thank you to the amazing Maintenance staff for all their hard work in keeping Deepdale in tip top shape!



Gerber Perez
October 2023



Caesar Huaman
November 2023



Hernado Mendez
December 2023



Javier Marute
January 2024



Tom Caturano
February 2024



Robert Diaz
March 2024

**DEEPDALE GARDENS ANNUAL MEETING
MARCH 9, 2024**

WELCOME NEW BOARD MEMBERS!

Every year, new Board of Director members are voted in by shareholders via PROXY to serve terms of 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!

- Julio Bernard
- Robert Marino
- Loida Papandrea

BE CAREFUL WHERE YOU CLICK

The Deepdale Management Office and Board of Directors have received multiple notices of our shareholders unfortunately being victims to ransomware attacks and online scams.

In a fully digital age, it is now more than ever to be mindful of what you click on when surfing the web or opening e-mails.

A few tips to stay safe online and on the phone:

- If you get an e-mail from someone you don't know, don't click on any links in the e-mail
- Always make sure to check the sender's e-mail address to determine if it's spam (just hover your mouse over the sender's name to check the validity of the e-mail address)
- Never install programs that are not from trusted developers or companies
- Never access personally sensitive information when on a shared Wi-Fi network – remember, anyone on that network can see what you're doing!
- Never, never, never send sensitive personal information or money to anyone requesting it via exclusively via e-mail or on the phone
- Develop a "code word" with trusted family members to avoid falling subject to scams in which scammers pretend to have family members hostage and demand money (the scammer won't know the code word when you ask for it).

COMMUNITY INFO

DEEPPDALE CARES NORC

Are you a 60+ year old resident of Deepdale? The NORC social workers and nurses are here for you! Please reach out if you need anything and/or to join us for any of the upcoming programs or events! Questions???...feel free to call us at 718-225-3929.

For our Shareholders only, we host monthly luncheons, book discussions, exercise classes, nutrition and health-related presentations to keep us in shape, & much more!

Monthly Birthday Celebrations for YOU & your peers! All are welcome!
On Mondays, May 20th, June 24th, July 29th @ 2pm August 26th @ 1PM

Come to Celebrate Cinco de Mayo with Tacos & Festivities on Thursday, May 9th from 12-2 PM. Learn about the traditions of this holiday with cultural food, music, and fun! \$10/pp
BINGO to celebrate Older Americans Month on Thursday, May 9th at 2 PM. Light refreshments & prizes will be available. Event is sponsored by CaringOnDemand!

Calling all Maternal Figures! Celebrate Mother's Day on Tuesday, May 14th from 1-3 PM with a tea party, finger sandwiches, music & mini-flower pot planting, \$7/pp

Cares Cookout to celebrate the Fourth of July on Monday, July 1st at 1 PM. We're grilling hamburgers & hotdogs with a few sides! \$8/pp. Also, to celebrate Labor Day on Friday, August 30th at 1 PM. **Please pre-register to attend.**

Acrylic Painting Class on Tuesday, July 16th from 1-3 PM. Join a professional artist: Lisa Scandilitor for a two hour instructor-led painting class. \$15/pp includes all supplies.

Cares Cookout to celebrate Labor Day on Friday, August 30th at 1 PM. We're grilling hamburgers & hotdogs with a few sides! \$8/pp

HELP US KEEP DEEPPDALE CLEAN

- 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 soils the Garbage Room but, creates a safety hazard, as people could trip over the garbage and injure themselves.
- **Shareholders are strictly prohibited from leaving trash bags on their stoops, steps, courtyard, or hallway for any period of time.** Shareholders who leave their trash bags in any of these areas **are subject to fines.** Trash must be transported directly to the garbage room once taken out of an apartment.
- When exiting the parking lots throughout Deepdale Gardens please adhere to the Stop Signs and Speed Bumps to avoid hitting pedestrians and children on their bicycles.
- Smokers please place your cigarette butts in a container and not on the lawn, stoops or walkways.
- Please flatten your cartons before disposing of them into the Recyclable Bin.

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.

PARK WITH YOUR NEIGHBOR IN MIND

Deepdale Gardens is fortunate to have a number of streets with free, alternate side free, public parking for our shareholders to use. In addition to this, shareholders can also use our free parking lots (with the appropriate permits) and garages (when made available to them).

As families continue having more and more cars, we are asking that you please be mindful as you park your cars.

- When parking on the street, please make sure that you're parking near the car in front or behind you, minimizing gaps that could create potential spots

- When walking away from your car, please check in front or behind of your parked car to ensure that you're not leaving half of a space
- When parking near the corner, please ensure to either pull up or back up close to the corner (within a legal limit) to ensure maximize space on the block
- If you have a parking lot permit, please use the parking lot to leave street parking to shareholders who may have more than two cars
- If you have a garage, please use the garage to park your car to leave parking lot spaces to those without garages

Following these simple steps can help all of our shareholders minimize time spent searching for parking spots. Thank you in advance for your help.

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/edny/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 permanently housed 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.

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.

“WILD ANIMALS” ARE...WILD

As the spring and summer months attract more of Deepdale’s wildlife to show their beautiful faces, please remember that these animals are wild, not pets, and therefore, cannot be fed like one!

Please do not feed the squirrels, cats, rabbits, or any other animals found on our property. These animals are not accustomed to eating human food and may get sick from being fed something their bodies cannot process. Furthermore, leftover food begins attracting wildlife that we may not be so fond of such as mice, rats, and roaches!

Finally, New York City regulations prohibit residents from feeding wild birds. In addition to this being a violation of city law, it is a violation of Deepdale rules and contributes to attracting rodents to the property. Please let the wild animals be...wild.

2024 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. Please make sure to fill out the flyer enclosed if you wish to participate!

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.
- ✓ Larger children’s toys, such as plastic slides, small plastic parks, and bikes cannot be left uncovered. Shareholders who leave these items out will be subject to fines.
- ✓ 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.



GREEN THUMB CONTEST

Once again, it is time for shareholders to display their creative side by beautifying their front lawns. The Board of Directors is sponsoring our annual Green Thumb Contest. There will be several cash prizes awarded to contest winners. In creating two separate categories, we believe it will allow for greater participation.

- Category A: Lawn garden—includes beautification of lawns and building borders. This category incorporates a larger area of greenery than the next category and will be awarded accordingly.
- Category B: Border garden—exclusive border planting which hugs the building wall and may border the pathway to extend not more than 2 feet from the wall or cement.

For those shareholders interested in participating, please complete the information below, place it in an envelope and deposit it in the Management Office letter box. If the beautification project is a shared venture, please list all shareholder names. However, please note that only one prize will be awarded for each garden.

To be eligible, entries must be received **no later than May 10th, 2024.**

HAPPY PLANTING!

Green Thumb Contest Entry Form

NAME(s): _____

ADDRESS: _____

ACCOUNT NUMBER(S): _____

JUDGING CATEGORY (CHECK ONLY ONE)

Category A _____

Category B _____

Members of the Board of Directors and their families are not eligible to apply.