



## **MESSAGE FROM THE PRESIDENT**

Dear Shareholders,

I am very excited to announce that we are installing a couple of charging stations for those who have electric vehicles or are thinking of purchasing an EV vehicle in the near future. These will be in the center of the development, right outside of the management office. These will be available 24 hours a day, seven days a week. We are working on other projects to help improve the quality of life for all of us, this includes submetering so that we each will have control of our electricity bills. No longer will we be responsible for someone else's overuse of electricity, which will help lower the cost of electricity for everyone and assist in reducing our carbon footprint. This is more important now than ever; especially with the new government mandates requiring reduction of energy consumption in the next few years and fines associated with not lowering energy use. We are working diligently to find additional avenues to reduce our energy use for the entire development. We will keep you updated on these projects in the newsletters and bulletins throughout the year. Please be sure to read all these notices as we will need everyone's participation and assistance to obtain the best results.

I hope that everyone is enjoying the beginning of the summer and all the joy that comes with that, including the flowers blooming and more of our shareholders enjoying the outdoors. The sprinkler park is open for all the smaller children to enjoy some relief from the heat and to have lots of fun. This is the season where we see more of our neighbors outdoors where we can chat, catch up with old friends and perhaps meet new friends who moved into the development over the winter months. This is all part of the beauty of living in this wonderful development. Let's all try to appreciate each other by being good neighbors and trying to look out for one another.

Congratulations to all the winners of the Green Thumb contest, once again we had so many beautiful gardens participating in the contest that it was difficult to choose a few winners. Thank you to everyone who participated and keep up the great work everyone!

Wishing everyone a wonderful summer!

Sincerely,

Mellissa Tso  
President

## MANAGEMENT OFFICE NEWS

**Deepdale Office Retirement Announcement**  
Congratulations to Sharon Coluccio on the occasion of her retirement.

After having served our community since 2001, first as a part time receptionist and then as a full-time employee, Sharon has been the face and voice of Deepdale. She's the first person to greet you when you come into the



office, as well as the voice you often hear when you call the office. Sharon has said that

she feels like a part of the family working here in Deepdale. In her 23 years here, she has grown to love the people of Deepdale Gardens and always did what was best for them and always tried to do her best working with shareholders and contractors on a daily basis.

While Sharon has no specific plans for this next chapter in her life, she will be able to spend more time with her husband Mario, and her children Kristen and Mario.

The entire Deepdale Gardens community wishes Sharon all the best and may she enjoy her retirement in happiness and good health.



**Thank you Sharon for all you did for our great community. We will miss your smiling face!**

## MAINTENANCE INCREASES

As noted in the letter sent out to shareholders on June 5, 2023, the Deepdale Board of Directors (BoD) has approved a 5% increase to the base maintenance for our next fiscal year starting July 2023, along with appliance charge increases ranging from 50 – 100%.

**We encourage all shareholders to thoroughly read through the letter as it contains detailed information as to why these increases were absolutely necessary. If you did not receive a copy of this letter, please contact the management office.**

Year after year, the board of directors work tirelessly to manage expenses and ensure that our cooperation is being run in a fiscally responsible way. Being shareholders ourselves, we are not immune to these increases and are planning for ways to reduce our shared costs among residents in the near future.

One key example of this is by addressing the unprecedented year over year electricity cost increases that Deepdale has incurred (close to 20%)! Increased charges, coupled with consistently high energy usage across our units, means significantly higher shared electricity bills for our coop. A key way to remedy this for most shareholders is to switch to submetering, an initiative that the BoD is looking into with extreme focus and urgency. As stated in the announcement, "this would decrease every shareholder's current base maintenance, plus remove all appliance charges, both of which we had to increase...". This process will not happen overnight, but as your BoD, we aim to keep you informed on our progress over the next couple of years.

As always, we are here to serve the Deepdale community with transparency. If you have any questions or concerns, please feel free to write a letter to the Deepdale BoD or call the Management office for more information.

### GARDENING & PLANTING REMINDERS

- ✓ **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.

### DEEPALE CARES NORC UPDATE

Deepdale Cares NORC is open! All older adult residents are welcome to join for any and all in person, hybrid, and virtual groups of interest to them. They offer education and recreation groups (art classes, current events, gardening, Mah Jongg, Canasta, etc.), exercise and meditation groups, health and nutrition presentations, local trips, one-way transportation to medical appointments or the office, per week, & more! They're here to support the residents with all social work and nursing services, assistance with technology, and help with applications for benefits and exemptions.

They have durable medical equipment available to anyone in need including but not limited to: canes, walkers, wheelchairs, crutches, shower chairs/benches, raised toilet seats, chucks, adult diapers and sanitary pads, and more!

For a limited time, residents who are currently teachers can save up to \$25/month on their

Verizon Plan by checking their eligibility with Verizon via the government ID.me website. Please contact Verizon for more information.

### SUMMER BBQ REMINDERS

Please keep in mind some of the mandatory rules for operating BBQ grills in Deepdale:

1. Residents are permitted to use charcoal or propane (LPG) barbecues on Deepdale property only.
2. Barbecues shall not be operated within 10 feet of flammable material (e.g., trees, bushes, lawn furniture, benches, etc.).
3. 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.
4. 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.
5. 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.
6. Hot barbecues shall never be left unattended.
7. Barbecues shall be operated on a flat surface.
8. Before using any barbecue, it shall be checked for leaks, rust, cracks or brittleness that could undermine its integrity.
9. 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.
10. Barbecues should be the type manufactured for residential use, and available space should be considered when purchasing a barbecue.
11. Before use of a barbecue proof of coop/condo owner's insurance must be filed with the management office.

# GREEN THUMB CONTEST WINNERS - 2023

Category A – Lawn Garden		Category B – Border Garden	
<p><b>1<sup>st</sup> Place</b> Steven Kutcher 58-42 251st Street</p>		<p><b>1<sup>st</sup> Place</b> Nicole Verra 58-37 251st Street</p>	
<p><b>2<sup>nd</sup> Place</b> Thomas &amp; Jessica Goodwin 57-05 Marathon Parkway</p>		<p><b>2<sup>nd</sup> Place</b> Donna and Jeff Friedman 251-56 61st Avenue</p>	
<p><b>3<sup>rd</sup> Place</b> Rorry Liriano &amp; Glenda Espinosa 249-25 61st Avenue</p>		<p><b>3<sup>rd</sup> Place</b> Linda Nadel 252-26 60th Avenue</p>	

## ***A special THANK YOU to all of our following participants!***

Peter Sansone - 249-58 60th Avenue  
 Beverly Goldberg - 252-19 60th Avenue  
 Josephine Remavich - 251-06 61st Avenue  
 Edward & Cynthia Brust - 251-49 61st Avenue  
 Susan Marcus - 251-73 61st Avenue  
 Margaret Tilley - 252-61 63rd Avenue  
 Susan & Marvin Grossman - 252-81 63rd Ave  
 Elizabeth & Peter Demetrius - 249-11 64th Ave  
 Brian Cavallo - 249-17 64th Avenue  
 Mehdi Qehaja - 58-10 251st Street  
 Daniela Racanelli - 58-12 251st Street  
 Lauren Bernardino - 58-25 251st Street

Marion Pizzo - 58-27 251st Street  
 Jacqueline Leven - 58-31 251st Street  
 Maria Kandias - 58-33 251st Street  
 Suzana Utic & Reggie Velic - 58-36 251st Street  
 Melissa Pomerantz - 60-51 251st Street  
 Florence Kaminsky - 60-53 251st Street  
 Anthony Rinando/Albano - 63-09 252nd Street  
 Joan & Henry Klein/Rosalinda Calamusa - 63-16  
 252nd Street  
 The Daniel Family - 63-18 252nd Street  
 Andrea & Shane Gruber - 61-16 255th Street  
 Elizabeth Russo - 60-36 Little Neck Pkwy

***Congratulations to all the winners in the 2023 Deepdale Gardens Green Thumb Contest! Also, many thanks to the shareholders who participated in this contest.***

***Please be sure to visit all of these beautiful gardens that help to make Deepdale Gardens a beautiful place to live!***

