



MESSAGE FROM THE PRESIDENT

Dear Shareholders,

Firstly, I would like to thank Charley Duffy for his dedicated service to the community by serving on the Deepdale Board of Directors for 12 years. For the past six years, he served as the 2nd Vice President in charge of operations, dedicating his time to researching best practices and implementing improvements to Deepdale. His tireless commitment and enthusiasm to improve the quality of life for all of the residents in Deepdale is truly appreciated. Thank you, Charley for all that you have done for all us. Your passion and commitment to helping others, along with your friendly and welcoming demeanor will truly be missed by all, the meetings will never be the same without your presence.

I would like to welcome Elliot Gallub to the Board and extend a special thanks to Ron Roseman, Theresa Neaves and Felicia Schneider for assisting with counting the proxies for the elections. The new board will continue to work on exciting projects in the upcoming year that will help maintain the excellent quality of life and ensure that we all enjoy living here in Deepdale Gardens. One of the projects will be to install additional security cameras in the coming months. The surveillance provided by the existing cameras has been very positive and by expanding the program it will provide additional safety measures to deter wrong doings and continue to make Deepdale a better place to live.

We continue to participate in the NYPD 111th Precinct Community Partnership Program by working closely with our assigned Neighborhood Coordination Officers (NCO) and meeting with them regularly to discuss the issues and needs of our community. We also host many of the quarterly sector meetings in the Deepdale Community Room, making it easy for our residents to attend. During these quarterly meeting, the community can directly address their issues and concerns on quality of life in the community with the NCOs. The officers will address and update various issues in the precinct and concerns to look out for that many of us may not even realize. These meetings are very important and all are encouraged to attend. The more people that are involved in the community, the more productive these meetings will be and this will result in better quality of life in our community.

As the weather gets warmer, we can all enjoy the beautiful weather and all the hard work that our maintenance department does to keep the lawn, shrubs bushes and trees in our area neat and clean. In addition, we can all appreciate all of the residents who put in the extra effort to beautify their gardens with flowers and decorative plants for all to enjoy. We continue to be very fortunate that Deepdale is a beautiful community, let us all continue to pitch in to keep it clean and safe for all to enjoy. Wishing everyone a safe and enjoyable spring and summer.

Sincerely,
Mellissa Tso
President

MANAGEMENT OFFICE NEWS

DEEPDALE GARDENS CORPORATIONS

OFFICERS

Melissa Tso.....President
Robert Marino.....1st Vice President
Peter Henn.....2nd Vice President
Anna Yakubova.....Treasurer
Fran Heaslip.....Secretary

MEMBERS OF THE BOARD

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

Anna Yakubova

EDITORIAL STAFF

Co-EditorPearl Cheng
Co-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 Information311

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.

BOARD OF DIRECTORS - ELECT

Congratulations and a warm welcome to our newly elected Board of Directors:

John Cawley is presently a sitting Board Member who is completing his six year term of office. He is life-long resident of Little Neck, NY and has lived in Deepdale Gardens for the past 15 years. He works in the insurance industry and has done so for twenty years. He received both his undergraduate degree and Masters of Business Administration (MBS) from New York Institute of Technology.

Elliot Gallub is a previous member of the Board of Directors serving on the Board for seven years at different times. He has been a shareholder in Deepdale Gardens for more than twenty years. Elliot has been an auditor for most of his working life. He is retired from the Federal Government since 2014 after 30 years of service. Elliot is currently working for the City of New York in a similar capacity.

Robert Marino is presently a sitting Board Member and First Vice President. He moved to Deepdale Gardens in January of 2014. Robert is presently pursuing his MBA. Robert feels that he can bring his managerial experience, and strong people skills into the Boardroom and work well with the other Board Members to make an impact on constantly improving our community.

Josephine Raneri Postiglione is presently a sitting Board Member who is serving her second term on the Board of Directors. Josephine's professional experience began working in Manhattan as a Legal Secretary at Western Electric. She switched careers in 1997 and began working in Health Care as Systems Supervisor for Home Care and presently as Clinical Office Supervisor for Anesthesiology at LIJ.

Rose Schneider is presently a sitting Board Member who is serving her second term on the Board of Directors. Rose has lived in Deepdale since 2001. Rose has worked in the insurance industry for over 30 years and is a single mother of triplet daughters. Now that her daughters are grown she would like to give back to the Deepdale community.

IN MEMORY OF HERB FLACHNER



In Memory of our beloved Director of Operations, Herb Flachner, we have renamed the street leading to the community room and the area outside of the maintenance office "Herb Flachner

Drive". Herb served as the Director of Operations here at Deepdale Gardens for over 20 years. He always looked out for our best interests, whether it was lending a helping hand to a shareholder or finding cost effective methods to maintain Deepdale, he did it tirelessly for over two decades.

This is a small gesture to keep alive the memory of a wonderful and thoughtful man who served Deepdale and its shareholders. We all miss him dearly.

EMPLOYEE OF THE MONTH

Thank you for all your hard work!



January 2019
Cesar Huaman



March 2019
Michael Cagliano

FLATTEN THOSE BOXES!

Online shopping has certainly made life so much more convenient but it does generate a tremendous amount of cardboard shipping boxes. Thank goodness Deepdale shareholders understand the importance of recycling these cardboard boxes as evidence by the overflowing paper recycling bin. Please remember to flatten your cardboard boxes to make room in the paper recycling bin.

GREEN THUMB CONTEST

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. Last year, a total of 28 Deepdale contestants entered the contest! Join us this year for another year of beautifying our front lawns.

Enter ONLY ONE category for judging:

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 **two (2) feet** from the wall or cement.

For those shareholders interested in participating, please complete entry form, place it in an envelope and SUBMIT it to the Management Office. 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 **June 15, 2019. GOOD LUCK AND 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****

COMMUNITY SAFETY

Keeping Deepdale Gardens a safe community. Some helpful hints for residents – young and old!

- Immediately report a theft or any suspicious activity by calling 911. **DO NOT CALL THE MAINTENANCE OFFICE** – if you see something out of the ordinary – be safe – **CALL 911.**
- Walk in well-lit areas and try to stay on main streets with other pedestrians around you.
- Keep your keys in hand as you approach your home to unlock your door without delay.
- Always carry identification with you and a list of medications and doctor's contact info.
- Keep doors locked even when sitting outside.
- If someone attempts to snatch your pocketbook, let it go. Everything in there can be replaced.
- Add reflective tape to canes, walkers and motorized scooters to increase your visibility to drivers when using crosswalks.
- Be aware of phone scams. Utility companies and the IRS will never call you for asking for personal information or money for back taxes. If you get a call regarding someone in your family needing medical help, hostage situation, law enforcement issues, immigration status or lottery winnings – **HANG UP IMMEDIATELY! DO NOT GO OUT AND PURCHASE GIFT CARDS TO PAY OVER THE PHONE.** Contact a family member and tell them what happened and contact the proper agency to report these issues. Never give the phone caller any of your personal information and never give them any money.

- Protect yourself from identity theft. Use permanent ink to write checks and try giving outgoing mail to your mail carrier or drop off in the Post Office to avoid mail thefts from street mailboxes.
- Be careful when going to your local bank. If you believe you are being followed to or from the bank, proceed to a safe place, such as a store or office, and call 911.

DEEPDALE CARES NEWS

What is NORC? It stands for Naturally Occurring Retirement Community and it is a supportive service Program. The goal is to develop a structure that can promote successful aging and respond to the changing needs of its residents as they age in place.

Deepdale CARES NORC provides a variety of health promotion, education, and recreational programs; supportive social work and nursing services, and assistance with needed benefits and entitlements. These services are offered Free to all our adults over 60 years old. If you have any questions, please feel free to contact their friendly office at 718-225-4033.

We encourage our older adult residents to register with CARES and to participate in any activity or event that may interests you. Also, please take a good look at the monthly calendar for details of all the upcoming events that are scheduled classes. We are very fortunate to have these services readily available to our shareholders, which help make our community the best place to live in Queens!

Last Note - A Concert of "Top Hit Classics" by Concerts in Motion Musicians will be held on Tuesday, April 30th from 2-3 PM in the Deepdale Gardens Community Room, all residents are welcome to come and enjoy the music.

Please keep your eye out for your **Deepdale Cares Monthly Calendars** which are full of information interesting events.

SPRING TIME AT DEEPDALE

Gardening

- ✓ **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 Outdoor 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.
- ✓ To minimize disturbance to your neighbors:
 - Be mindful of your noise levels during outdoor gatherings;
 - Observe the quiet hours between the hours of 10:00 PM to 8:00 AM. Please lower the volume of your multi-media devices (i.e. speakers, TV, etc).

Sprinkler Park Opening

Get ready kids! The Deepdale Gardens Sprinkler Park is scheduled to open on Saturday, May 25th, 2019. The park is located in the "J" section between 61st and 63rd Ave. Please be mindful of the following:

- Open every day during the summer season from 10 AM to 7 PM.
- For children 13 years old and younger; must be accompanied by an adult.
- Play at your own risk.
- No pets, food or glass containers
- No smoking in and around park.
- Please be considerate of the noise level for the sake of your neighbors who live in the surrounding buildings that are adjacent to the water park.

Air Conditioner (A/C) Safety

- ✓ Ensure that each A/C has its own designated outlet. It is a violation of NYC Fire Codes to use an extension cord in a 220W outlet because it is a FIRE HAZARD.
**Shareholder must file an Alteration Agreement with the Management Office prior to installation of electrical outlet. Random checks of apartments will be conducted to ensure compliance.*
- ✓ **TURN OFF** all A/C when leaving your home. The likelihood of electrical fires increases

during the summer months when A/Cs are left running and unattended.

Conserve Water

- ✓ Shareholders should wash their automobiles only at the locations, which use the water supplied by our own underground wells:
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.
- ✓ No need to water your gardens anymore! All front lawns have functional underground sprinklers. If the sprinkler is not angled correctly for your garden, please contact the Maintenance Office.
- ✓ Do not attach personal sprinklers to spray your children during the summer months.

Barbecue Safety (Rules & Regulations)

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.
22. Never squirt fluid directly into a flame as this could cause a flashback.