

BRYANT GARDENS CORP. NEWSLETTER

DECEMBER 2014

**BRYANT GARDENS
CORP.**

2015 OPERATING BUDGET

Board of Directors

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At its November 29 meeting, the Bryant Gardens Board of Directors adopted the 2015 Operating Budget. It increases the monthly maintenance charges 2% effective January 1, 2015. The budget also increases the rent for a private garage from \$50 to \$55 per month.

The 2015 budget provides increases for rising Insurance premiums, Real Estate Taxes, building repairs and labor costs. The budget reflects a significant savings achieved by converting our heating system from oil to natural gas. Because of the reduction in our heating expense, we were able to keep the maintenance increase to 2%.

In 2014 there was no increase in the monthly maintenance charges, and since 2010, maintenance increases have averaged only 1.4% per year.

PRIVATE GARAGES

The modest increase in private garage rental brings the monthly cost to \$55, less than a third of garage fees in other local co-ops and condos. And Bryant Gardens is still the only local co-op that provides virtually unlimited free outdoor parking -- a major benefit.

You can review the Bryant Gardens 2015 budget on line at www.robortorlofsky.com or request a copy from the management office.

NEW BUILDING ENTRY SIGN

The new stone entry signage at Bryant Gardens has been completed. We have had many compliments, not just from our residents, but from individuals that drive by. That included the City of White Plains Mayor Tom Roach, who said at our Holiday Lighting Party, that he liked the new Bryant Gardens sign so much he was tempted to stop on Bryant Avenue to take a picture.

BUILDING HEATING MAIN REPLACEMENT - BUILDINGS 1 AND 2

It was a very large project to replace the underground heating mains running between Buildings 1 and 2. It included excavation across the Bryant Crescent roadway. The areas of lawn that were disturbed have been re-sodded. It was the Board's intention to complete the repaving of the Bryant Crescent roadway this year.

However due to delays in obtaining permits, the repaving of the Crescent roadway has been rescheduled for the spring of next year.

NEW BUILDINGLINK PROCEDURES AND NOTIFICATIONS

The new BuildingLink system is fully operational at Bryant Gardens. If you have not already registered, please email buildinglink@bryantgardens.com for your username and password. You can use BuildingLink on a PC, tablet or smartphone. It lets you submit maintenance requests directly to the Building Superintendent and get immediate confirmation, and follow-ups. Most requests submitted online are completed in under 2 days!

Other BuildingLink features give Bryant Gardens Maintenance and Management the tools to instantly communicate with residents via email or telephone about a building maintenance issue, winter storm warnings or Community events.

Please visit www.buildinglink.com to learn more about the system. If you don't have an email address or Internet access, you can still benefit from BuildingLink. Please stop by the Maintenance Office and make sure we have your contact and emergency phone numbers.

NEW LAUNDRY ROOM EQUIPMENT INSTALLATION

As previously announced, Bryant Gardens has entered into a new Laundry Room Agreement with Hercules. The response to the new equipment package installed in Building 7 has been excellent.

We are finalizing the schedule for installation of the new equipment and remodeling of the laundry rooms. We anticipate a start date late in January 2015.

Residents who use the laundry rooms in Buildings 1, 3, 5 and 9 should keep only a "minimum amount of money" on their present SDI Smart Card. When the new rooms are built, all residents will receive a new Smart Card from Hercules pre-loaded with \$5.00.

HOLIDAY LIGHTING CEREMONY

The 2014 Holiday Lighting celebration had something for everyone.

Refreshments. There was hot cider, donuts and coffee -- enough for the crowd of 125+ and then some.

Ceremony. We lit the magnificent 20 ft. Christmas tree to oohs and aahs. Then we lit the new 6 ft. Hanukkah menorah to more accolades and applause. After that we lit the central park, completing the Winter Wonderland.

Music and Dancing. The dee-jay, who doubled as em-cee, served up an energizing mix of seasonal classics and contemporary hits. Perfect for singing, dancing and finger-snapping.

Santa. Santa arrived in a fire-engine red Lamborghini. His sleigh was "in the shop." Mickey Mouse and Mini escorted Santa and his reindeer. They gave out reindeer hats, disco wands and candy canes to Santa's youngest friends.

Elsa & Friends. Making their first appearance at Bryant Gardens were Elsa, Olaf and Sven from Disney's hit movie, Frozen. They were warmly welcomed despite the double-mitten temps.

Speeches. Mr. Orlofsky thanked Metus Osmanovic, our Superintendent, and the entire Maintenance Department. He mentioned Head Porter Jay Cid in particular. It was their preparation that made the Holiday Decorations and the Lighting a great success. He also thanked the Board for their year-round contributions. Mayor Roach liked our new entry sign, and said it symbolized for him the strong and vibrant Bryant Gardens community. He said "Keep it up. You're leading the way!"

***BEST WISHES FOR A MERRY CHRISTMAS, HAPPY HANUKKAH
AND A
PROSPEROUS AND HEALTHY NEW YEAR!***

