

BRYANT GARDENS CORP. NEWSLETTER

FALL 2015

**BRYANT GARDENS
CORP.**

2016 OPERATING BUDGET

Board of Directors

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**Porters
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Byron Molina
Tony Santos
Jose Vite**

At its October 21st meeting, the Bryant Gardens Board of Directors adopted the 2016 Operating Budget. The 2016 Budget increases the monthly maintenance charges by 2% effective January 1, 2016.

The new budget provides for increases in Real Estate Taxes, that go up every year, Insurance, that has been rising steadily since Sandy, and to a lesser extent, general operating expenses.

One line item that helped us keep a lid on the maintenance increase was Utilities. Converting our heating system from oil to natural gas has produced solid savings that help offset the increases in Taxes and Insurance. Even with oil prices plunging due to lower worldwide demand, gas is still cheaper, burns cleaner and has fewer maintenance issues.

2015 RECORD SALES YEAR FOR BRYANT GARDENS

The Management Office reports that 2015 will be one of the strongest resale years on record for Bryant Gardens. So far this year 39 apartments have sold with prices on average more than 20% higher than last year – and steadily increasing!

Demand for apartments at Bryant Gardens remains strong. New shareholders are attracted to our beautiful park like setting, our well maintained property, and of course, parking.

MAINTENANCE OFFICE EXTREME MAKEOVER TO SERVE YOU BETTER

If you get a chance, please stop by to visit the new Maintenance Office in Building 9. Jay Cid, our Superintendent, and David Tapia, our Associate Superintendent, have worked hard to help reorganize and improve the Maintenance Office, the building supply areas and the maintenance staff break room.

BUILDINGLINK – THE BEST WAY TO SUBMIT A MAINTENANCE REQUEST

Over 250 shareholders can now use our new BuildingLink maintenance system. It is a requirement for shareholders to submit Maintenance Requests via BuildingLink – or in writing on a Maintenance Request Form – for standard maintenance issues, including window repairs, slow drains, heat or hot water issues, exterminating, hallway lighting, etc.

When you submit your Maintenance Request via BuildingLink, it automatically acknowledges your request by email, provides updates, and notifies you when the work is done. By processing maintenance requests via BuildingLink we can handle more requests faster than ever and generate records helpful to Management for insurance purposes.

Jay and David have been advised that **all Maintenance Requests must be in writing**. The easiest way to submit a request is by BuildingLink. Go to www.bryantgardensresidents.com or www.buildinglink.com. Or get the BuildingLink app from the iOS or Android stores. Write buildinglink@bryantgardens.com if you need login information.

If you don't have access to a computer, tablet or smartphone, or just prefer paper and pen, Maintenance Request Forms are available in the Maintenance Office.

PLEASE USE BUILDINGLINK
WWW.BRYANTGARDENSRESIDENTS.COM

ELECTRIC CAR CHARGING STATIONS

With a vision for the future led by Lou Bruno, Bryant Gardens received a New York State (NYSERDA) grant to install electric car charging stations in the parking lots at the side of Building 3, behind Building 5 and in the parking lot behind Building 13.

Bryant Gardens has always been “out in front” with innovative ideas to improve the property and provide special services to the shareholders. Danfoss valves in each unit save fuel and make it easy to achieve comfortable heating temperatures in each room. Conversion of the heating system from oil to natural gas (dual fuel) has cut our use of fossil fuel almost in half. Other elements of our sustainable “growing green” program: LED lighting in the park and organic community gardens to grow and harvest herbs and veggies with zero food-miles.

ChargePoint – Brings a new level of building amenity to shareholders that own electric cars or are thinking of getting one. Electric cars (think Leaf, Volt, Prius plug-in, Tesla) are increasingly popular because of zero emissions and their high mileage compared to gas or diesel fuel.

The charging stations are nearing completion. Watch for an official announcement when we are ready to cut the ribbon and fire up the ChargePoints.

GARAGE INSPECTIONS

In order to qualify for reduced insurance premiums, to comply with Fire and Health Department regulations, and to reclaim garages not in compliance with the House Rules, Bryant Gardens will begin annual Garage Inspections in January 2016.

The Garage Inspections will be conducted by Maintenance and Security Personnel under Management supervision. The Inspectors will be looking for:

- Flammable and combustible materials, including propane tanks, spray paint and other aerosol sprays, gasoline or other fuels, pyrotechnic materials, rubbish or waste materials
- Books, papers, paper material, clothing, food and other edible materials not in closed containers
- Garages not being used to park a Bryant Gardens registered vehicle

If your garage does not pass inspection, you will be asked to correct the violations within 30 days or give up possession at the end of the next calendar month.

If you need help cleaning or clearing your garage, please advise Management as soon as possible.

HERCULES - NEW LAUNDRY ROOM EQUIPMENT VENDOR

We were very busy last winter and into the spring of this year renovating and upgrading all of the Laundry Rooms at Bryant Gardens.

The result has been outstanding. All 15 Laundry Rooms at Bryant Gardens have brand new equipment featuring 4 large washers and 4 dryers on the smart card system and a value adder machine located in every room.

Hercules Laundry Company wants to be sure that Bryant Gardens residents are happy and enjoying the new equipment, and that the machines are fully operational and repaired promptly if there is a problem.

It is very important that you report out of order machines to Hercules by calling 1 (800) 526-5760 or by visiting the Service Request page of their website (<http://www.hercnet.com/service-request.aspx>). It would also be helpful to submit a follow-up Maintenance Request via BuildingLink.

ROADWAY AND PARKING LOT REPAIRS

During the spring we repaved a large section of the Bryant Crescent roadway, completing the project begun several years ago. We also made repairs to the parking lot behind Building 3 and replaced the driveway that services the garages between Buildings 4 & 6. And we resurfaced sections of several sidewalks and recently crack-filled and seal-coated the sidewalks in the park.

We are considering other parking areas for repaving next year, including the large parking lot behind Building 5.

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COMMUNITY LENDING LIBRARY EXPANDED

Robert Maier, who founded and maintains the Bryant Gardens Community Lending Library in the Building 8 Laundry Room, invites you to drop by and check out the extensive 10-bookcase collection. Just back from his fall tour of local book fairs, he's added 100's of new titles to the well-organized collection of over 1400 fiction, biography, history and children's titles.

The Library operates on the honor system: take out what you like and bring it back when you're finished. You'll find books to read, books to listen to, and DVDs too. Many popular authors. Give it a try!

SMELL GAS. ACT FAST

Enclosed is a refrigerator magnet from Con Edison. It reads SMELL GAS. ACT FAST and call 911. **If you smell gas, CALL 911. Do *not* call the Bryant Gardens Maintenance Office.**

At Bryant Gardens we use gas for cooking and we also have gas dryers and gas boilers. Escaping gas that builds up and isn't reported could have devastating results. **Smell gas? Act fast!**

You can protect yourself and your neighbor by making sure your gas stove is completely turned off before you leave the apartment. **Never leave your apartment with food cooking on or in your stove.**

IF YOU SMELL GAS. ACT FAST – CALL 911

SAVE THE DATE – ANNUAL HOLIDAY LIGHTING CEREMONY THURSDAY DECEMBER 10

Our Bryant Gardens Holiday Lighting Ceremony has been scheduled for Thursday December 10.

Save the date and bring your friends and family. This night is always very special and a great way to welcome the Holiday Season.

