

# **BRYANT GARDENS CORP. NEWSLETTER**

DECEMBER 2016

**BRYANT GARDENS  
CORP.**

## Board of Directors

Louis J. Bruno

Kaiser Vallice

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Michael Magrone

Rose Hogan

James Barrechia

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## Maintenance Staff

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David Tapia  
Associate Superintendent

Porters  
Ariel Molina  
Byron Molina  
Tony Santos  
Jose Vite  
Jason Rodriguez

## **2017 OPERATING BUDGET**

At its October 19 meeting, the Bryant Gardens Board of Directors adopted the 2017 Operating Budget, which increases monthly maintenance charges by 1% effective January 1, 2017.

The Board of Directors was pleased to be able to hold the increase to 1% despite substantial increases in Real Estate Taxes, Insurance premiums and some general operating expenses. The 1% increase translates to maintenance increases ranging from less than \$6 per month for a Studio apartment to under \$11 for two bedroom apartments.

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

Shareholders may download a copy of the 2017 Operating budget from the BuildingLink Library at [www.bryantgardensresidents.com](http://www.bryantgardensresidents.com) or from the Bryant Gardens section of the Robert Orlofsky Realty website at [www.robtorlofsky.com](http://www.robtorlofsky.com).

## **2016 - ANOTHER STRONG YEAR FOR SALES**

The Management Office reports that 2016 has been another very strong year for apartment sales at Bryant Gardens. So far this year, 39 apartments have sold with prices moving higher.

Demand for apartments at Bryant Gardens remains strong. New shareholders continue to be attracted to our beautiful park like setting, our well maintained property and free on site parking.

**IF YOU SMELL GAS, ACT FAST – CALL 911**

**IF YOU SMELL GAS, CALL 911 FIRST BEFORE YOU CALL THE BRYANT GARDENS MAINTENANCE OFFICE.**

**CON EDISON IS RESPONSIBLE TO REPAIR EMERGENCY GAS LEAKS.**

At Bryant Gardens, we use gas for cooking, for the gas dryers in our laundry rooms and for the boilers providing heat and hot water. Escaping gas that builds up and isn't reported could have devastating results.

You can protect yourself and your neighbors 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.

**2016 LOOKING BACK**

2016 was another busy year at Bryant Gardens with several major property improvements completed.

**New LED Lighting** - In the spring, the Bryant Crescent Roadway street lights were retrofitted with new energy efficient LED heads. New LED light fixtures were also installed throughout the parking areas. In addition, the recessed light fixtures in the hallways have been changed from fluorescent to LED.

The improvement in lighting has been dramatic. The new lights are brighter, making residents feel safer, especially when walking the grounds and the parking lots late at night.

The other benefit of converting our lighting systems to LED is the savings. Our Con Edison electric bill for public area lighting this year is \$6,000 less through September 30, 2016 as compared to the same period last year.

**Parking Lots and Sidewalks** - Sections of the parking lots adjacent to Building 13 and Behind Building 3 were repaved, and the large parking lot behind Buildings 13 & 15 were crack filled and seal coated.

More than half of the sidewalks throughout Bryant Gardens have been crack filled and seal coated. The remaining sidewalks will be completed next Spring.

The result makes the sidewalks and parking lot areas look better, and makes the asphalt last up to twice as long as untreated asphalt – despite the extreme winter weather conditions.

**New Garage Roofs** – As part of our ongoing building maintenance program, the garage roofs behind building 5 were recently replaced. The building roofs, gutter and underground drainage systems throughout Bryant Gardens are continually monitored, cleaned, serviced, and replaced as necessary.

**New Entry Canopies** – The building entry canopies, which were 10 years old, were beginning to fade. The Board authorized and Management arranged for replacement of all the canopies and pointing of the brickwork around the canopies, as needed. The new canopies look beautiful and provide better protection from rain, snow and ice.

### **BUILDING LINK – THE BEST WAY TO SUBMIT A MAINTENANCE REQUEST**

Over 300 shareholders are now using our 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 all **Maintenance Requests must be in writing**. The easiest way to submit a request is by BuildingLink. Go to [www.bryantgardensresidents.com](http://www.bryantgardensresidents.com). Or get the BuildingLink app from the Apple or Android stores.

In order to enroll in BuildingLink, please send an email to:  
[buildinglink@bryantgardens.com](mailto:buildinglink@bryantgardens.com)

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](http://WWW.BRYANTGARDENSRESIDENTS.COM)

## **HOLIDAY LIGHTING CEREMONY BEST EVER!!!**

Bryant Gardens vibrated with energy and excitement on Saturday, December 10th as residents, their families and friends took part in the Annual Holiday Lighting Ceremony and party.

A crew of youngsters counted off the seconds, then pressed the button to light the towering Christmas Tree. Later, Fred Noble lit the giant Hanukkah menorah, ably assisted by White Plains Mayor Thomas Roach.

Special Community Service Awards were presented by Robert Orlofsky and Lou Bruno to Fernando Lopez and Ray DiMartino, two modest and brave residents of Building 8 who used the new Laundry Room fire extinguisher to snuff out a comforter that caught fire in a dryer.

Shout outs also went to Jay Cid, David Tapia and the Maintenance Staff for their many contributions, with special kudos to Jay, our holiday lighting architect. The holiday decorations and general level of maintenance just keep getting better. Thanks guys!

Fortified by hot apple cider and donuts aplenty, young and old alike sang and danced to the lively music of Hart to Hart, and made merry with Santa Claus and his helpers from Dave's Cast of Characters. There were candy canes, hats and holiday favors for all.

