

BRYANT GARDENS CORP. NEWSLETTER

DECEMBER 2018

**BRYANT GARDENS
CORP.**

2019 OPERATING BUDGET

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At its November 15 meeting, the Bryant Gardens Board of Directors adopted the 2019 Operating Budget, that increases monthly maintenance charges by 2% effective January 1, 2019.

The Board of Directors was able to hold the increase to 2% despite increases in Budget items, such as Real Estate Taxes, Insurance, Mortgage Interest Expense, and other fixed operating expenses over which the Board has little or no control. The 2% increase translates to \$11.86 per month for a studio, \$15.23 for a large one-bedroom (E/L) and \$21.48 for large two-bedroom (D/K) apartment.

The Bryant Gardens Corp annual maintenance increase has averaged about 2% for the past 10 years, which is low compared to other Westchester Co-ops. There have not been any assessments for major capital improvements, and now with a new Reserve Fund of \$5,800,000 Bryant Gardens Shareholders can see they own an apartment in the most financially sound Co-op in Westchester.

You can download a copy of the 2019 Operating Budget from the BuildingLink Library at www.BryantGardensResidents.com or from the Bryant Gardens section of the Robert Orlofsky Realty website at www.RobertOrlofsky.com.

CAPITAL PROJECTS AND IMPROVEMENTS

BRICK FAÇADE REPAIRS – Starting in April and working through November, repairs and restoration were made to the exterior brick walls at buildings 1 & 3. The scope of work for this project included brick replacement and reinforcement, replacement of window sills, replacement of steel window lintels and pointing. The work is being performed in accordance with plans prepared by our engineer John Annunziata and permits obtained from the City of White Plains Building Department.

The permit for building 2 has been issued by the City of White Plains and work on building 2 will commence when weather permits.

The brick façade restoration project will move forward in 2019 with plans to complete six more buildings in 2019 and the remaining buildings in 2020.

PARKING LOTS AND DRIVEWAYS – In October the parking lots and long driveway behind buildings 1 & 3 were milled and paved. Westchester Paving, working during adverse weather conditions, succeeded in grading the lot for optimal drainage, while managing the project for minimum inconvenience to the residents.

UNDERGROUND SPRINKLER SYSTEM – The Board approved installation of an underground irrigation system to irrigate the lawns and gardens around all buildings and our beautiful areas of open space. Work moved forward all summer and fall. Next year we will be able to water the lawns and gardens at night automatically according to actual rainfall, which is more efficient and less intrusive than using hoses and sprinklers during the day.

DOMESTIC HOT WATER SYSTEM REPLACEMENT – Work is underway to replace the domestic hot water system in all buildings. The new system uses computerized controls and safeguards to set and maintain the hot water “at just right” -- not too cold and not too hot. So far, the hot water systems in buildings 6 and 13 have been replaced and work is underway to replace the systems in building 2 and 11. By the end of 2019, we expect to have replaced the hot water systems in every building. The work is also filed with the City of White Plains and is considered a “major capital improvement” to the operation of Bryant Gardens.

HEATING MAIN REPLACEMENT – The underground heating main between buildings 6 & 7, which was leaking, was replaced. The new heating mains are made by Uponor and consist of flexible insulated piping that replaces the old iron pipes, which break under stress and heat up everything around them, driving up fuel bills. The underground heating main replacement is ongoing with more lines scheduled for replacement next year.

NEW LANDSCAPING ALONG BRYANT AVENUE – Beautiful new evergreen trees and shrubs were planted along Bryant Avenue to replace storm damaged and hazardous trees that were removed. The new landscaping looks great and adds important screening to buildings 2 & 175.

NEW LITTLE TYKES PLAYGROUND - And let’s not forget the new little tykes and toddler playground installed in April. The new playground is designed for children ages 2-5 and has been a big hit with the kids and a great meeting spot for new Moms and Dads.

HOW WAS ALL OF THIS WORK PAID FOR? All of the capital projects done in 2018 were paid from the Bryant Gardens Reserve Fund.

GARAGE STORAGE WITHOUT A CAR NOT PERMITTED

So how come you came home at 2:00 am and couldn’t find a parking spot in any of the parking lots at Bryant Gardens? Security reports there are 30-45 residents who rent a garage “full of stored items” and park their car assigned to the garage on the roadway or in a parking lot overnight.

Residents that use their garage solely for storage are taking outdoor parking spaces away from their neighbors and visitors. And that’s also true of residents who have an empty garage, but only park in it occasionally. And true, too, of residents who no longer have a car or have a vehicle that won’t fit in a garage.

Plentiful outdoor parking and affordable garages are among the top reasons people chose to live at Bryant Gardens. But today the waiting list for a garage is so long some residents have kids and move away before ever getting a garage! And some residents spend hours “looking for a parking space!”

If you have a garage, you must park in it overnight, during weather emergencies, and when directed to by management.

Notices have been sent. Residents using their garage for storage only must clean it out and park their car in it. Residents who don’t park in their garage or no longer have a vehicle will be asked to give up their garage to someone on the waiting list. Failure to comply may result in the revocation of your garage rental and/or parking privileges.

NOT USING BUILDINGLINK? LOOK WHAT YOU'RE MISSING!

BuildingLink is the Swiss Army Knife for apartment living. It's got all the tools you need for getting things done. And it's easy to use. All you need to put BuildingLink to work is a smartphone or a computer.

The most popular things you can do with BuildingLink:

- PAY** your maintenance by ACH, credit or debit card
- SUBMIT** repair requests to Maintenance
- RESERVE** amenities, such as the Playground or Meeting Room
- WRITE** Management or the Board
- READ** notices, documents, and Board Meeting minutes
- USE** the Bulletin Board: Buy/Sell, Find/Offer Services, Make Playdates.

To use BuildingLink, open your Internet browser and go to www.BryantGardensResidents.com. Then login using your Username and Password. You can also login using the BuildingLink application for Android or Apple smartphones or tablets.

Many residents already pay their Maintenance online. What are you waiting for? To enroll in BuildingLink to pay your Maintenance online, submit repair requests and more, just email BuildingLink@BryantGardens.com to get your Username and Password.

MAINTENANCE REQUESTS MUST BE IN WRITING

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. **Remember, the Lease requires that requests for service be submitted in writing, except in emergencies.**

2018 - ANOTHER STRONG YEAR FOR SALES

The Management Office reports that 2018 has been another banner year for apartment sales at Bryant Gardens, with 20 apartments sold to date. Demand for apartments at Bryant Gardens remains strong, with tight inventory and bidding wars supporting higher prices and quick sales. Our well-maintained buildings, beautiful park-like setting and onsite parking options make Bryant Gardens the perfect choice for first time buyers or individuals that are downsizing.

BRYANT GARDENS WINS WHITE PLAINS BEAUTIFICATION AWARD

On October 25 The City of White Plains Beautification Foundation presented to Robert Orlofsky on behalf of Bryant Gardens their 2018 Grand Prize for recognition of the "Beautiful Main Entrance Gardens". Bryant Gardens has won many beautification awards over the years and all one needs to do is look around to see why.

BRYANT GARDENS COMMUNITY CENTER

From the perspective of additional amenities and increased property values, a Community Center is a no-brainer. But before committing to a long-term, big-ticket project, we need to know how it would be used and how often, i.e. feasibility. To find out we asked residents to participate in an online survey. Just over one-third responded.

We asked about (a) a large open area, a sort of community great room, (b) small enclosed or private spaces, (c) open spaces for low-impact athletics, e.g. yoga, tai chi, and (d) a fitness room with treadmills, elliptical trainers, weight machines, etc.

You can check out the results for yourself. They're posted in the BuildingLink library. In short, people are very interested in a great room for family events, community events and meetings. They're not interested in enclosed spaces. They're extremely interested in exercise spaces and equipment! Just shy of 80% said they'd use the Community Center regularly if it included a hotel-quality fitness space.

Next up: We're reaching out to other multi-family Co-ops and Condos for their experience. We're getting input from gym equipment suppliers and maintainers. We'll do another survey to get your thinking. And we hold at least one meeting next year to share our thoughts and listen to yours.

HOLIDAY LIGHTING CEREMONY -- BEST EVER!

Despite cold weather Bryant Gardens vibrated with energy and excitement on Saturday December 8 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 flipped the switch to light the towering Christmas Tree and later the Hanukkah Menorah.

After acknowledging the Board Members on hand, shout outs went to Jay Cid, David Tapia, and the Maintenance Staff for their many contributions throughout the year. The holiday decorations and general level of maintenance just keep getting better. Thanks guys!

With 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.

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

