

BRYANT GARDENS CORP. NEWSLETTER

DECEMBER 2019

BRYANT GARDENS
CORP.

2020 OPERATING BUDGET

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At its November 15 meeting, the Bryant Gardens Board of Directors adopted the 2020 Operating Budget, that increases monthly maintenance charges by 3% effective January 1, 2020. The Board was able to hold the increase to 3% despite increases in Budget items, such as Real Estate Taxes, Mortgage Interest Expense, and Utility Costs over which the Board has little or no control.

The Bryant Gardens Reserve Fund now stands at \$4,000,000 after payment in full of all the Capital Improvements made in 2019, that are detailed below.

Very Important – If you pay your maintenance through ClickPay or via a bank, please be sure to edit your January 2020 payment to the new amount so there will not be a balance forward on your account.

2019: AN OUTSTANDING YEAR OF SUCCESS FOR BUILDING IMPROVEMENTS AT BRYANT GARDENS

*** BRICK FACADE REPAIRS ***

The project to repair and restore the exterior brickwork of the buildings moved forward this year, with five buildings completed so far and work continuing as weather permits.

This major capital improvement seeks to maintain the original exterior architecture of the buildings while reinforcing the walls and replacing worn components.

The scope of work includes 100% repair and reinforcement of all of the exterior walls, replacement of all apartment window sills, replacement of all apartment steel window lintels, and brick replacement and repointing as needed.

Each building takes a minimum of 2 months to complete. In 2020 the Board expects to complete another five to seven buildings. All buildings should be complete by the end of 2021.

*** REPLACEMENT OF DOMESTIC HOT WATER SYSTEMS***

By year's end, the domestic hot water system was replaced in all fifteen Bryant Gardens buildings. The new system is computerized to provide hot water at safe and comfortable temperatures. Sudden bursts of hot water and temperature fluctuation have been eliminated!

*****INSULATION OF ALL BUILDING ATTICS*****

When constructed, in the early 1950's, the attics at Bryant Gardens were insulated to existing standards. The insulation factor was R9. This summer and fall, new insulation was blown into the attics of all fifteen buildings. It has an R49 insulation factor – as prescribed by the current New York State Building Code.

The new insulation will make your apartments warmer in the winter, reducing our heating costs, and cooler in the summer, reducing your Con Ed bills if you use air conditioning.

*****NEW PUBLIC HALLWAY LIGHTING*****

New, energy efficient LED light fixtures have replaced the old fluorescent ceiling fixtures in all buildings. The new fixtures are attractive, and the LED system will cut our electric bill and require less maintenance.

*****NEW STORAGE AND BICYCLE ROOM*****

A brand-new combination private storage and bicycle room has opened in Building 8. Another is planned for Building 9 next year.

Right now, there are a few private storage units available. The cost is \$30.00 per month. If you would like to rent a private storage unit, please email the Managing Agent at roinc3@gmail.com or call (914-328-6962).

If you would like to store your bicycle in the new Building 8 bike room, please call or email the Managing Agent. There is no charge to store your bicycle.

*****NEW LANDSCAPING ALONG BRYANT AVENUE*****

Beautiful new evergreen trees and shrubs were planted along Bryant Avenue at the side of Building 15 to replace storm damaged and hazardous trees that were removed. Also, the grade from the perimeter fence to the side of Building 15 was raised to improve drainage in the area.

All the projects and improvements made in 2019 were paid for from the Corporation's Reserve Fund and don't increase your Monthly Maintenance .

****** IMPORTANT PLEASE TAG YOUR BIKE NOW ******

The bike rooms at Bryant Gardens are filled, and, in addition to constructing new rooms, we need to clean out the existing rooms to accommodate the demand for bike storage.

If you are currently storing a bicycle in one of the existing rooms, please be sure it is tagged with your name and apartment number.

After January 1, any bike that is not tagged will be deemed abandoned and will be discarded.

P.S. For your information, Bryant Gardens has combination private storage and bike rooms in Buildings 3, 5, 7, 8, 13, 15, and 185.

GARAGES ARE FOR PARKING!

Plentiful outdoor parking and affordable garages are among the top reasons people choose 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!" How come?

Security reports there are some residents who rent a garage "full of stored items" and park the car assigned to the garage on the roadway or in a parking lot overnight. Other residents have an empty garage, but only park in it occasionally. And, believe it or not, some residents continue to rent a garage but have a vehicle that won't fit in the garage or no longer have a car at all!

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

Residents using their garage solely for storage, or who don't park in it, don't have a vehicle that fits in it, or no longer have a vehicle will be asked to give up their garage to someone on the waiting list. Failure to comply violates the House Rules and the Garage Parking Agreement and may result in revocation of your garage rental and/or parking privileges.

If you're not parking in your garage because your garage door needs service or you need help cleaning out your garage, don't wait. Put in a Maintenance Request today!

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 to get things done. You can use it to pay your Monthly Maintenance, submit Maintenance Requests, reserve amenities (playground, meeting room), write to Management or the Board, read notices, documents, Board Minutes and more.

To use BuildingLink, open your Internet browser and go to www.BryantGardensResidents.com or open the BuildingLink app on your Android or Apple mobile device. Then login using your Username and Password.

Many residents already pay their Maintenance online. What are you waiting for? To enroll in BuildingLink to pay your Maintenance online, submit maintenance 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.

2019 – A RECORD YEAR FOR SALES AT BRYANT GARDENS

The Managing Agent reports that 2019 has been another banner year for apartment sales at Bryant Gardens, with 35 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 and down-sizers too.

HOLIDAY LIGHTING CEREMONY -- BEST EVER!

Despite cold weather, Bryant Gardens vibrated with energy and excitement on Saturday, December 7 as residents, their families and friends took part in the Annual Holiday Lighting Ceremony and party.

The ceremony kicked off with shout-outs to the Board, and to Jay Cid, David Tapia, and the Maintenance Staff for their help preparing for the Holidays and for their many contributions throughout the year. Thanks guys! Ed Langstaff and his Security team were also recognized, and the Class of 2019 shareholders got a hearty welcome.

This year's ceremony fell on Pearl Harbor Day, and Board Member Rose Hogan called on everyone to dedicate the Holiday Lighting to the brave men and woman of the U.S. Armed Services, past, present and future, who pledge their lives to the preservation of our freedom.

Then a mountain of excited children put their hands in to count down and light the tree, which was patriotically decorated with vibrant red, white and blue LED lighting. A few minutes later, the giant Menorah was lit by Sarah Goldstein and her two sons.

With hot apple cider and donuts aplenty, young and old alike sang and danced to the lively music of the James Daniel Company. A large raised dance floor was hopping all night. And three off-the-chart youngsters won dance contests, taking home gingerbread houses to enjoy with their families. Santa, Mickey, Minnie, Anna, Elsa, Olaf, and Frosty all joined in on the dancing and fun.

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

