

# BRYANT GARDENS CORP. NEWSLETTER

NEWSLETTER DATE: APRIL 2010

## **Board of Directors**

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*Michael Flynn*

*Rose Hogan*

*John Carlucci*

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*Frederick Noble*

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## **QUICK RESPONSE TO MARCH 13 STORM DAMAGE**

On the evening of Saturday, March 13, one of the worst wind and rainstorms in more than thirty years ravaged New York and Connecticut, causing damage to trees and property and widespread power outages. Major trees were blown down at Bryant Gardens and sidewalks ruptured. There was damage to roofs and siding, and flooding in many buildings. Half of the complex lost power.

At Bryant Gardens, when things seem to be at their worst, our Maintenance Staff rises to be at their best. Maintenance was everywhere, using gas-powered generators to pump water out of flooded basements and assisting residents. Our contractors, too, responded quickly, removing trees and cleaning up the property and Management maintained direct email contact with Con Edison. Although the rest of White Plains was not so fortunate, power at Bryant Gardens was restored in less than 24 hours, and our heating system restarted without incident.

We would like to commend and thank the Bryant Gardens Maintenance Staff, and all who were involved, for their excellent response to this emergency.

## **GROUNDS BEAUTIFICATION AND EARTH DAY**

To replace the trees that were blown down by the storm, the Board of Directors approved new landscaping for the Courtyards between Buildings 2 and 4, 9 and 11, and by the Playground. Not only were new trees installed, but the work included beautiful plantings and flowers. More trees are slated for later this year. At Bryant Gardens every day is Earth Day!

## **NEW GARDEN GAZEBOS**

As part of the grounds beautification, two garden Gazebos were installed, serving as focal points for the landscaping, and more importantly, providing residents with attractive areas in which to gather and visit with family and friends. The response to the new garden Gazebos has been overwhelmingly favorable, and many have told us that the Gazebos create an enhanced sense of community -- something we all can enjoy!

## GOING GREEN – NEW LED POLE LIGHTS

Two new pole lights were installed beside the walk between Buildings 2 and 4. These pole lights use very efficient LED (light emitting diode) lamps, the latest in cutting edge technology. Bryant Gardens is the first in New York to have them. Using only 25 watts for each lantern, they provide bright, but natural lighting. Take a walk by Building 2 at night and check them out.

The next major project for the LED light poles will be our Central Park, which many have complained is very dark. Adding lighting to our park and pathways will be a welcome improvement. The project is scheduled to take place later this year. The long range plan also includes replacing many of the outdated low pressure sodium light fixtures that are mounted on the buildings with the new LED light poles.

### BRYANT COMMUNITY LIBRARY SURVEY

Community Library Director Robert Maier asks "How are we doing?" Let Bob know by taking the Survey next time you visit the Library, located in the Laundry Room at 8 Bryant Crescent.

### NEW BRYANT GARDENS HOUSE RULES

Enclosed are a set of the new Bryant Gardens House Rules as revised through February 24, 2010. The major changes relate to apartment renovation and remodeling. Many residents have been misled by contractors, especially with regard to the types of materials that should be used. The new House Rules are very specific, particularly about bathroom and kitchen remodeling. Following them will insure an attractive, long lasting result that is in full compliance with the Building Code.

### BRYANT GARDENS 38<sup>TH</sup> AMENDMENT TO OFFERING PLAN

Also enclosed is a copy of the Bryant Gardens 38<sup>th</sup> Amendment which has been accepted for filing by the New York State Attorney General's office. This Amendment is prepared by the original Sponsor of Bryant Gardens who converted the property to co-op ownership in 1981. Filing the Amendment permits the Sponsor to continue to sell apartments at Bryant Gardens.

### BRYANT COMMUNITY GARDENS OPENS

Over 150 Bryant Gardens residents took part in the Grand Opening of the Bryant Community Vegetable Gardens on Saturday, April 24. They were joined by Westchester County Legislator Bill Ryan, Common Council Members Tom Roach, Milagros Lecuona, Dennis Power and David Buchwald, Beautification Foundation President Mary Merenda and First V.P. Blaine Levinson, and EcoNeighbors Carry Kyzivat and Naomi Klein. (Slideshow at [www.bryantgardens.net](http://www.bryantgardens.net))

The Guest of Honor, Councilwoman Lecuona, complimented Bryant Gardens on taking the lead in the "green evolution," and commended organizers Lou Bruno and Rose Hogan for their efforts to bring the Bryant Gardens Community together.

The project started last fall when residents answered a survey and attended meetings to plan the community gardens and discuss organic gardening. More than two dozen residents signed up for individual 8' x 8' beds in the garden behind Building 3, adjacent to the Playground, where they can grow and harvest their own vegetables.

The event included a formal ribbon cutting ceremony led by Milagros Lecuona and Bill Ryan, after which Bryant Gardens children broke ground and planted the first vegetables.

P.S. A Waiting List for available beds in the existing or a future garden is attached.

## ROAD WORK

The Board has approved repaving two more sections of the Bryant Crescent roadway. Notices will be posted with directions on where to park while the work is in progress.

## SUGGESTION BOX AND LOST AND FOUND

A suggestion box has been placed in the Meeting Room vestibule below the Laundry Card system. The Board of Directors welcomes and will review your suggestions on any topic from buildings and grounds, to maintenance, management, Security and the Board.

Have you lost your keys, gloves, eyeglasses? Look in the new Lost and Found Box in the Maintenance Office. And please help us by delivering lost items to the Maintenance Office.

## GRAND OPENING OF THE BRYANT COMMUNITY GARDENS

