

# ***BRYANT GARDENS CORP. NEWSLETTER***

DECEMBER 2013

## **BRYANT GARDENS CORP.**

### **BOARD of DIRECTORS**

Louis J. Bruno

Michael Flynn

Rose Hogan

Frederick Noble

Michael Magrone

Kaiser Vallice

Robert Orlofsky

Managing Agent

Robert Orlofsky

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### **MAINTENANCE STAFF**

Robert Compasso  
Superintendent  
914-946-3313

David Tapia  
Handyman

Porters  
Jay Cid  
Ariel Molina  
Byron Molina  
Tony Santos  
Jose Vite

### **2014 OPERATING BUDGET – NO MAINTENANCE INCREASE!**

At the November 20th meeting, the Bryant Gardens Board of Directors adopted its 2014 operating budget that maintains the monthly maintenance charges at their current level without increase!

The 2014 budget provides for increases in Insurance and Real Estate Taxes. However, these forecast increases are offset by the expected savings resulting from the successful conversion of the heating system from oil to natural gas. In fact, we have been using natural gas since September and have already seen a savings!

The 2014 Budget also provides a reserve for contingency of \$45,000. This money will be returned to the Reserve Fund so that gas conversion project will pay for itself over a period of years.

The Bryant Gardens Board of Directors was very pleased to adopt the 2014 budget without increasing the monthly maintenance charges. You can review the budget online at <http://www.robtorlofsky.com>, or request a copy from the Management Office.

### **NEW HEATING SYSTEM UPDATE**

As with all new equipment, the new dual fuel burners and related heating controls will require adjustment as we move into the colder weather. The Board and Management are working very closely with the boiler contractor and our engineers to be sure that the controls are operating efficiently without vibration or external noises.

### **DANFOSS RADIATOR CONTROL VALVES**

There has been a dramatic swing in the outdoor temperature over the past two months. Freezing weather and snow one day and a few days later we are back up to 60 degrees and record warmth.

The Danfoss radiator control valves should keep your apartment temperature at a comfortable level. If you feel your apartment is too warm, the Danfoss valve should be lowered. On extremely cold days, it may be necessary to turn your Danfoss valves fully open to keep your apartment warm.

Reminder: The Danfoss valves coupled with our new and efficient heating system can deliver more heat than ever to rooms that need it, but they're no match for open windows or air-conditioners that haven't been removed or covered.

If you are having any issues in your apartment with regard to your radiators, please contact the Maintenance Office for service.

**\*\*\* STAR CREDIT – FINAL NOTICE \*\*\***

**Unless you have already done so, all shareholders that receive the BASIC Star Credit must register with the New York State Department of Taxation and Finance by December 31, 2013, or you will lose the BASIC Star Credit.**

**Notices have been posted in the hallways and mailed to all shareholders. You should have received a letter from New York State Department of Taxation and Finance with instructions.**

**If you have not registered with New York State then you must go to their website at [WWW.TAX.NY.GOV](http://WWW.TAX.NY.GOV) AND CLICK ON "STAR" to register. You may also call the New York State Department of Taxation and Finance at (518) 457-2036.**

**The Board of Directors wants all shareholders to be advised that the Board and Managing Agent will not be responsible if the shareholder fails to register with the New York State Department of Taxation and Finance and loses the Basic Star Credit. This is very important and only takes a few moments to register on line or by telephone.**

**HOLIDAY LIGHTING CEREMONY**

Old Man Winter tossed a blanket of snow over Bryant Gardens on Tuesday, December 10th, setting a Currier & Ives scene for the delayed Holiday Lighting on Wednesday. "Charming, festive, delightful" were some of the adjectives used to describe the lively seasonal party with something for everyone. We had Mayors past (Delfino) and present (Roach) toasting our community -- good neighbors make good parties -- and Santa Claus and his helpers lifting spirits in song and dance. We lit a giant live Christmas tree, decorated in white lights and topped with a star, and a Menorah, in a belated celebration of Hanukkah, which was very early this year. We had music and Minnie Mouse, dancing and Snow White, hot cider and donuts aplenty. The speeches were short, but to the point: Thanks to our terrific Maintenance staff, with special mention to Robert Compasso, David Tapia and Jay Cid, and most of all to Robert Orlofsky, the Producer/Director of our seasonal extravaganza. It was a lively party with over 100 revelers, but Security Officers Mike Filardi, Jack Mallon and John Lick managed to control the crowd. If you missed it, mark your calendar for Tuesday, December 9, 2014.



**HAPPY HOLIDAYS**

***The Bryant Gardens Staff, Management and Board of Directors want to extend warm Holiday Greetings and Best Wishes to everyone in the coming New Year!***