

HARTSDALE GARDENS OWNERS, CORP. NEWSLETTER

AUGUST 2024

HARTSDALE GARDENS
OWNERS, CORP.

BIKE ROOM STORAGE

The bicycle room in the 27 basement has been cleaned and painted.

All of the bikes stored in the room have been temporarily moved to the 47 basement.

If you plan to keep your bicycle, please tag it now with your name, apartment number and complete the attached bicycle registration form.

Please submit the bicycle registration form to the Management Office.

Once the Management Office has received a completed bicycle registration form, Yuri will provide you with a key to the new room and a sticker to be affixed to your bike.

Any bikes in the 47 basement that are not identified with your name and apartment number will be considered abandoned and removed from the building.

Board of Directors

Jimmy Rosi
President

Teresa Collins
Vice President

Jeremy Ingpen
Treasurer

Jennifer K. Gomez
Secretary

Andrew Persaud
Assistant Treasurer

Managing Agent
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Staff
Yuri Molina
Superintendent

Luis Mejia - Porter

GARAGE DOOR CONTROLS

If you are having a problem with the remote control unit that opens either garage door, please contact Yuri at (914) 949-4264 or the management office at (914) 328-6962 to receive a replacement.

If your garage door remote does not open the door, please do not tamper with any of the garage door equipment. The Security camera in the garage monitors both garage doors. Anyone who tampers with the garage door will be reported to the Town of Greenburgh Police Department and you will forfeit the use of your indoor parking space.

REMOVE LEAKING AIR CONDITIONERS

Last year, Hartsdale Gardens spent over 400,000 to repair and waterproof the exterior of the building.

The Board and Management are very concerned that there are several window air conditioners at Hartsdale Gardens that are leaking and will cause damage to the exterior brick and to the apartment below.

If your air conditioner is leaking water onto the bricks it must be removed or replaced.

If an air conditioner continues to leak, that shareholder will be charged for the damage and subject to proceedings to gain compliance.

P.C. Richards and Royal Green Appliances in White Plains both carry good quality window air conditioners and will arrange to remove your old air conditioner and install the new one.

Any air conditioners installed must be installed with a support bracket rated to hold the weight of your air conditioner.

HARBORING OF DOGS – DAMAGE TO THE COURTYARD CONTROLLING THE DOGS BARKING

The Hartsdale Gardens Board of Directors would like to remind all Shareholders harboring a dog, that harboring a dog is subject to certain restrictions imposed by the Board of Directors. These rules and restrictions are imposed, even if the dog is an approved Emotional Support Animal. (ESA).

1. Dogs must be walked through the basement and off of the property, not through the lobbies or courtyard.
2. Dogs are not permitted to play at the property including all grass, gardens, shrubbed or other landscaped areas.
3. Damage to Lawns – If it is confirmed that your dog is damaging the lawns, gardens, shrubbery or other portions of the property, Hartsdale Gardens will hold you responsible for the costs incurred to repair the damages and restore the damaged areas.
4. Barking – Pet owners must take all steps that are necessary to train their dog to control its barking.

NEIGHBOR TO NEIGHBOR – QUIET ENJOYMENT OF YOUR APARTMENT

Hartsdale Gardens is communal living. Quite often residents do not realize that the noise they are making, whether it is from a television, loud music, a vacuum or exercise equipment can be disturbing to your neighbors.

The quiet hours for Hartsdale Gardens, as defined in the bylaws are from 11:00 pm to 8:00 am so please avoid vacuuming, playing loud music, or making other loud noises during this period.

Just being aware and taking steps to minimize noise transmission between apartments can go a long way to maintain good neighborly relationships.

2024 SALES ACTIVITY

Co-op sales have been very active at Hartsdale Gardens. Already five apartments have been sold and we would like to congratulate and welcome the following new shareholders to Hartsdale Gardens:

Steven Grynbaum

Avdi Ukav

Visar Osmanaj

Anthony Victoria

Akbar Narendran