

LYNBROOK GARDENS NEWSLETTER

AUTUMN 2023

It's time to say farewell to summer and welcome cool weather, falling leaves, and beautiful sunsets that take your breath away.

Once again, we bid farewell to those who are leaving, and extend a warm welcome to our new residents. We hope you enjoy living here as much as we do, and we look forward to getting to know you.

OUR STAFF

The search for an Assistant Super continues. We have been vetting potential hires, and thank you for your patience and support. We thank our current staff members for their continuing and untiring extra efforts while we are short-staffed. It is challenging, during this post pandemic time, in terms of finding qualified candidates willing to work. As such, we ask if you know of any such persons for the assistant super position, to please recommend they forward their resume to management or have them call management directly, 516-349-0540. Thank you.

SUPERS' APARTMENTS

Work will begin very soon now that the permits have been granted and paid for. The cost of the permits was \$3,900. The contract price for construction of both units is \$187,500 and includes installation of egress windows as well as additional internal upgrades and improvements. Legal and professional fees for this project to date were approximately \$20,500. Redwood Construction Company personnel will be on premises – please cooperate with any requests they may make as work progresses. Every effort is being made to complete this project with the least possible disruption to our residents, and to allow David to move back into his apartment as soon as possible.

MANAGEMENT COMPANY TRANSITION

Transitioning from one management company (Kenilworth Equities) to a new one (Alexander Wolf & Company) is a major undertaking. We are working diligently with Alexander Wolf, and are reviewing and assessing all of our existing contracts and vendor agreements, including landscaping, to ensure that we continue to get the most appropriate services at the most economical costs.

If you haven't already done so, please update your homeowner's insurance policy to reflect the new management information:

Fowler-Daley Owners, Inc.
c/o Alexander Wolf & Company
1 Dupont Street, Suite 200,
Plainview NY 11803
516-349-0540

Alexander Wolf is to be included as "additionally insured". Residents are required to maintain minimum liability coverage of \$300,000.

RECENT STORM DAMAGES

Thankfully, to our knowledge, no resident suffered serious or harmful personal or medical issues as a result of the recent rains. However, the remediation of damages in the complex totaled approximately \$7,500.

The Bike Room suffered heavy flooding which resulted in mud and debris left in the room. As a result, we posted notices to arrange for the removal of all bikes by the end of this month; then clean-up will begin. Please call David to arrange a convenient time. Any bike still in the bike room on November 1st will be disposed.

Serious flooding in garages required temporary removal of cars and pumping of standing water. Stairwells had varying degrees of flooding resulting from water seepage through the outside bricks. All have been dried and addressed by David and the staff.

UPCOMING PROJECTS

The board and management are currently working on the 2024 budget; part of this discussion will be financing options for the 20-30 roof project, which we hope to start within the next 3 years.

Plans for landscaping upgrades are in progress, especially in areas affected by the installation of the egress windows outside the super units, as well as in other areas of concern and need. We will keep you informed as these projects progress. Please contact the board with any comments or suggestions.

UPDATE or RENOVATE

If you're thinking about doing any work in your apartment, or renovating, call David first. Arrange for him to come to your apartment to discuss your plans, timeline, and parking for contractors. Then contact Alexander Wolf for renovation application forms. You are responsible for filing applications and obtaining required permits. All contractors must be licensed, bonded, and insured to work at Lynbrook Gardens.

VISITORS

Parking spots in our lots are marked and reserved for residents – all visitors (including medical personnel) should be instructed to park on adjacent streets. Call David in advance if you need to have overnight parking for visitors or if you plan to have visitors use your spot temporarily for short periods of time.

NO SMOKING

The board is working on a no smoking policy, and to bring a vote before the shareholders at a special meeting. More details to come.

At this time, all public spaces in our buildings and grounds are NO smoking areas. This includes elevators, lobbies, garages, mail and laundry rooms, hallways, stairwells, entire pool area, parking lots, and the areas immediately outside of every entrance – and applies to “legal” tobacco products, electronic cigarettes, and “vaping” supplies. Illegal substances will not be tolerated.

THIS AND THAT

We have received complaints from residents of employees of a local utility company soliciting and harassing residents in our buildings. If you feel threatened or afraid, immediately call 911 or Lynbrook Police. Try to take down any information of the employee, company name, and vehicle description, and file a complaint with the company and/or police. Please be cautious allowing access into the building from solicitors and anyone else you are not expecting.

Friendly Reminders...

- Use of the bike room is “at your own risk” – co-op is not responsible for damages.
- We are a no pet cooperative.
- We require at least 85% of your floors be carpeted and well padded.
- Cardboard cartons should be broken down and taken to the dumpsters. Do NOT put them in the garbage chutes or garages.
- Please be reminded that the trash containers in the garages are for vehicle related items only.
- Walkers, wheelchairs, small shopping carts, and baby strollers, are the only items that may be left in the garage for short periods of time when you go out.
- Sales of apartments are still bringing the highest “dollars per share” prices in our history. Our co-op remains in high demand and apartments sell quickly. Contact the board if you need more information.
- We do NOT have a preferred, official, or onsite Realtor®, nor do we endorse, suggest, or recommend any broker. You may engage any licensed broker of your choice. Open Houses and “For Sale” signs are NOT permitted.
- When doing laundry, please be considerate of your neighbors and do not monopolize the laundry machines or remove the co-op's baskets from the laundry room. Remember to turn off the light after you leave and please clean the machines of lint and other debris after usage. If you do not stay in the laundry room during the wash and drying cycles, kindly return promptly to remove your laundry.
- The green buckets around the complex are the property of Our Lady of Peace Church as part of their recycling program. Periodically their representative picks up refundable \$.05 recyclables and donates the proceeds to the church. Please ONLY deposit \$.05 redeemable beer, soda, and water bottles/cans in these green buckets.

DELIVERIES

Since the early days of the Pandemic, the number of deliveries increased substantially, and continues, as some residents are still uncomfortable going into stores or malls. Online shopping is the “new normal” for some, and we have an unprecedented number of packages in the mail rooms. Please make every effort to retrieve them daily. Please tell David in advance when you expect delivery of large or unusual items.

IN AN EMERGENCY

David is your “go to” person, as is Alexander Wolf & Company for apartment and building concerns.

For personal and safety emergencies, please call the police, fire department, or emergency medical services at 911.

It is important that you provide Alexander Wolf & Company with your emergency contacts.

Listed below are important numbers to keep at your disposal:

- Superintendent, David Trejo: 516-887-7856
- Alexander Wolf & Company: 516-349-0540
- Police, Fire, and Medical Emergencies: 911
- Fire Department Non-Emergency: 516-599-1547

LYNBROOK GARDENS is our home

Let's continue to work together to keep it pleasant, beautiful, and enjoyable.

BOARD OF DIRECTORS – 2023-2024

Kevin Lyons, President – Certified Public Accountant

Lillian Gaylor, Vice-President and Treasurer – Retail Manager – Notary Public

Dorothy Drysielski, Director – Retired Administrative Assistant for a local government entity

Sandi Gerson, Director – Real Estate Broker, former Paralegal, Newsletter editor, Notary Public

Elizabeth Lazenby, Director – Procurement Analyst

Andrew Machado, Director – Information Technology Professional

Jennifer Olivera, Director – Former NYPD, currently an EMT

We care!!!

Have a Happy Healthy Autumn

