



BOARD BULLETIN

September 26, 2022¹

We hope everyone had an enjoyable summer.

PARKING

We have received many parking related complaints, most of which relate to unauthorized overnight parking in our driveways. When investigating one of these complaints, the Office detected a fake sticker printed by a shareholder whose parking privileges we revoked.

Because of ongoing issues, our office staff re-designed the parking permit, requiring shareholders to replace their parking permit with a new one.

As a result, ALL shareholders with a parking permit must come to the Management Office by close of business on Monday October 31st, 2022 to turn in their old permit and obtain a new one. Staff cannot deliver replacement permits to you.

When you come to the Management Office to exchange existing parking sticker for a new one, you must also bring with you: your drivers license, your registration, and your insurance card. (Instead of bringing these documents to the Office, you could email it to the Office before you get there. Send copies of the documentation to forms@bellparkgardens.nyc). We require this information because, with our limited on-site parking, we restrict parking stickers to cars registered and insured to your Bell Park address.

As a reminder, we do not permit company or commercial vehicles to park in our driveways. Motorcycles must also obtain a parking permit.

Because some commercial vehicles from the outside could deceptively appear to be passenger vehicles, Bell Park reserves the right to ask to examine the inside of your vehicle to determine whether it, in fact, is a passenger vehicle.

¹ This is a two-sided document. Please read the reverse side.

CAPITAL IMPROVEMENT PROJECT

Our capital improvement project continues to move forward. We solicited bids for various aspects of the work, and we received several bids in response. We vetted the companies and, in consultation with our engineering firm, have so far selected two contractors, one for roofing and one for façade work. In consultation with our counsel and our engineers, the contracts with these companies are under review. As soon as these contracts are signed, we will introduce these companies to you.

The final step is the selection of a window replacement contractor. The Board has already had several meetings related to choosing a window contractor. We will pass along further information as soon as we have it.

FALL CLEANUP

Residents with garden space or landscaped areas not cleaned by Bell Park's hired landscapers must prepare these areas for fall by turning these garden or planted areas over. This requirement includes plants in pots.

Residents should cover any grills with a properly fitted cover. Loose ad hoc covers like plastic garbage bags are unacceptable. Residents should store tools and other seasonal items like kiddie pools safely inside their unit. Residents should remove hoses the spigot and store them inside, as well.

As a reminder, Bell Park does not permit small fences or dividers, and the Corporation will not be responsible for items left outside or damaged during cleanup efforts.

FEEDING ANIMALS OR BIRDS

We have had frequent nighttime sightings of wildlife on our grounds, including raccoons, possums, and squirrels. Although some of these visits occur because of our proximity to parks, some of it comes from shareholders feeding such animals or leaving food for the animals to find. Feeding such animals is a sure way to make them stay and to attract more. Accordingly, we direct your attention to these rules, which we intend to enforce with penalties:

- Do NOT place birdfeeders, bird seeds, nuts, or any food of any kind in any areas on the property. Bird feeders violate the House Rules. Anyone seen with a birdfeeder will receive a fine.

- Do NOT place small plates of food items behind your bushes or in the playgrounds.
- Do NOT throw food items out of your windows, including bread and seeds.
- Do NOT leave your garage door open as it permits wildlife entry to a warm and wind free environment.
- If you see any half-moon shaped crawl space covers open, please alert Management or Maintenance, and we will sure to seal them.
- At the end of the planting season (Sept. 1st) all fruits & vegetables MUST be removed, and the dirt turned over.
- Do not leave your garbage outside your door, even a few moments, or in front of the garbage room if you forgot your key.

TOWING

Bell Park uses PLE Towing to remove illegally parked vehicles from the grounds. If your vehicle was parked on the grounds illegally and you cannot locate it, please contact PLE Towing in Elmhurst/Astoria at (718) 779-6100. Staff or security will issue a warning the first time a vehicle appears on our property without a proper permit. Any future sightings will trigger a tow off the grounds by PLE Towing. The shareholder in violation will be responsible for all towing and storage fees.

REVIVAL OF COMMUNITY COUNCIL

In Bell Park's earlier days, a separate entity called "The Community Council" existed. It still exists in name as a separately chartered corporation. It functioned as a social club, a conveyor of important information to shareholders, and, through monthly meetings in a dedicated room on our grounds, provided a good interface between shareholders and the Board. The Community Council circulated a monthly newspaper called "The Bell Park News" with information about official events and personal human-interest stories. Through the Bell Park News, shareholders learned of births, deaths, marriages, awards, and other pertinent information about shareholders. More than anything else, the Community Council helped knit the community together. New shareholders had a way to meet their fellow

“cooperators,” as we called them. Existing shareholders had a way to meet their new neighbors.

The Community Council, as an independently chartered corporation, had elected officers and raised money from advertisements in the Bell Park News.

The Community Council worked because it had a group of people willing to volunteer their time to help bring our community together. The Bell Park News took work, but there were volunteers willing to spend their time putting it together. Bell Park Gardens supplied the Community Council with a meeting room, which still exists, although the cobwebs will have to be cleaned out. We also used our staff to deliver the Bell Park News back when we hand-delivered maintenance invoices.

The Board of Directors strongly believes that the lack of a vibrant and functioning Community Council is hurting our community. We invite shareholders to help bring our community together by giving new life to the Community Council.

Two shareholders, Mark Shen and Keri Cronin, have expressed their interest reviving the Community Council. If you are interested in helping them, they ask that you contact them by email to: Mark.Shen06@gmail.com and kerriannecronin@gmail.com, using the subject line “Community Council.” We support their efforts.

Please be on a lookout for a follow up notice about Halloween at BPG.

Board of Directors

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