



BOARD BULLETIN

May 27, 2022¹

As the summer season is upon us, we want to set forth some reminders.

Fireworks

Fireworks are illegal in New York. They also violate the House Rules of Bell Park. Setting off fireworks close to buildings has set houses and trees afire, not to mention has caused injuries and even death. Any shareholder or resident who sees fireworks lit on Bell Park Property is encouraged to report the unsafe conditions to the police and also to the Management Office. Videos and photos are the best evidence, and, if you can obtain such evidence safely, please do so. Our first responsibility is to protect the property of the Corporation and the health of the shareholders, and we will not hesitate to enforce the House Rules and the Proprietary lease regarding fireworks.

Car Repairs and Washing

Repairing vehicles in our garages and driveways is forbidden. Oil changes, brake fluid, and other substances in the vehicle can stain the asphalt. While shareholders can use water spigots to wash cars, we ask you to be judicious with the use of water. The Corporation pays for that water, and leaving a running hose on the ground to soap up a car is literally allowing money to go down the drain.

Air Conditioner Removal and Installation

To dispose of window air conditioner:

- a. Removing or installing an A/C unit is a “private job”.
- b. New York City law requires all air conditioner units to be “decommissioned” before disposal. “Decommission” means removal of the coolant from the unit.
- c. Bell Park does not decommission or dispose of an A/C unit for you.

Shareholders are responsible for contacting 311 to get their air conditioners decommissioned and disposed of properly.

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

If you are purchasing a new window air conditioner:

- a. Arrange with your dealer for removal of the old air conditioner.
- b. If want a metal air conditioner panel fabricated for your unit, Bell Park will provide the panel for \$85.00. Installation of the panel is a “private job.” You can have either Bell Park staff or the air conditioner dealer install it for you.
- c. You must inform the Maintenance Office about installation of an air conditioner of 8,000 BTUs or more. Units of this size require special mounting brackets that should come with the new unit.
- d. If you are replacing an air conditioner it with a unit of a different size, you must contact the Maintenance Office, which will schedule a visit to determine what materials you will need. Costs vary.

Outdoor Cooking Grills

New York City fire regulations require you to keep any grill at least ten feet from your building when in use. The law prohibits propane and gas grills in developments like ours. Only charcoal grills are permitted. Dispose of all ashes in the cans provided for this purpose at each garbage room entrance. Do not dispose of ashes in the garbage bins used for general trash.

Pools

If you use a “kiddie” pool, please empty it and store on the side of your building after use or overnight. Standing water is a breeding ground for pests.

Spring Cleanup

Residents with garden areas should perform spring cleaning of their areas. If you do not want our landscape contractor to provide service to your privately maintained garden or landscaped area, you must mark your areas with pink flags available at the Maintenance Office. As a reminder, Shareholders who would like to plant bushes should reach out to the Management office for further instruction.

Bulk Trash Disposal

Shareholders seeking to dispose of bulk trash, like furniture and other large items, should NOT to leave these items outside. They present tripping and other hazards on our grounds. Please contact Maintenance to schedule bulk drop-offs or pickups. Bell Park does NOT dispose of or repair appliances. When purchasing new appliances, have the dealer remove and discard the old appliance off of our grounds.

Dog Owners in Bell Park

Unless permitted by law, shareholders may not keep dogs in their apartment. The law allows shareholders to maintain dogs only when they can show a medical need, supported by appropriate documentation from a medical professional. Shareholders whom the law requires us

to permit to have dogs must still observe basis rules. Shareholders must clean up after their dogs and must not allow a dog outside off a leash on our grounds. Violation of these rules will be cause for a fine from the Corporation or legal action. Shareholders can report violations of these rules to the Management Office; it would be best to supply evidence in the form of photos or videos.

Selling Your Apartment

If you plan to list your apartment for sale, please notify the Management Office in writing. That notice enables the Office to release information to potential buyers, lenders, or realtors. You can email the office at office@bellparkgardens.nyc

In addition, the Office has received several calls recently asking about the ability of shareholders to sublet their apartment. We do not permit subletting to anybody. Every shareholder must use his/her Bell Park apartment as the shareholder's primary residence. We have referred violations of this rule to our attorneys. The founders of Bell Park believed – and we agree – that absentee owners do not care as much about how the development looks and is run as resident owners do.

May we all have a peaceful and enjoyable summer.

Thank you for the trust you have placed in us

Board of Directors

Brian S. Sokoloff, Esq., President
Michelle Boniello, Vice President
Benjamin Wong, Treasurer
Cathy Chimenti, Secretary
Nelson Beltrand, Member
William Daks, Esq., Member
Felicia Chi, Member