



BOARD BULLETIN

January 23, 2019¹

We wish to bring several items to your attention.

TAX DEDUCTION LETTER

We have distributed the tax deduction letter from Joseph Giannasco CPA, LLC, the Corporation's accountant. It provides important information you need for filing your 2018 tax returns. If you have not received it, you may download it from the corporate website (www.bellparkgardens.nyc) or request it from the Office by email (office@bellparkgardens.nyc).

BEDBUG SURVEY

New York City is collecting information about bedbug infestation. Toward that end, it enacted Local Law 69 of 2017, which requires property owners to survey residents about their bedbug history. To fulfill our obligations under the law, we attach a survey for each shareholder to complete. Please complete the form, and, no later than January 28, 2019, submit it to the Management Office or e-mail it to the e-mail address listed on the form.

LAUNDRY ROOM UPDATE

The Management Office has a supply of new laundry room cards, which it will disburse to those needing them until its supply runs out. Thereafter, you can obtain cards from the card/cash machines, located in Building 9, 11, and 28.

If a laundry machine malfunctions after normal business hours, you have two options: (1) report the issue to the Maintenance Office in the morning, or (2) report the issue by e-mail to repairs@bellparkgardens.nyc. When reporting problems with machines, please indicate the building number, the machine number (all machines have a number on them), and the type of machine (washer or dryer).

¹ This is a two sided document. Please read both sides.

SNOW

First, the Corporation has purchased a “baby bearcat plow.” We expect this to help our staff remove snow. Second, we remind everyone not to park their cars in spots when a blue diamond red snow warning signs are posted.

GARAGE DOOR REPAIRS AND REPORTING

All shareholders with garages should have a key for the garage. If you do not have one, you can get a replacement from Maintenance for a fee. It is important to have a key because, when an automatic garage door opener does not function, we can still open or close the garage door with the key.

If you cannot *open* your garage door with an automatic opener, insert the key in the lock, turn it, and pull the lock out. The lock is attached to a cable, and, by pulling the cable, you should be able to open the door manually by lifting the door up.

If you cannot *close* your garage door with an automatic opener, use the emergency disconnect line that hangs down from the door track. This will release the door and allow you to close it manually.

If you cannot open or close your garage, and you call the emergency service, requiring a maintenance worker to respond after hours, our collective bargaining agreement with the union requires us to pay the worker a minimum number of hours overtime pay. We pay for hours of work, even if your problem took five minutes to fix.

Consequently, the Board has decided to charge shareholders a fee of \$100 for after-hours calls to open or close garages when the shareholder, following the directions above, could have opened or closed the garage manually. If the garage could not be opened or closed manually, of course there will be no surcharge.

To avoid payment of the \$100 after-hours call fee, you can report problems opening or closing garage doors to Maintenance between the hours of 8:30 a.m. and 5 p.m. weekdays. Or, you can report garage door problems by e-mail to repairs@bellparkgardens.nyc.

SECURITY INFORMATION

Disturbingly, we have received an increasing number of noise complaints. We wish to remind shareholders that Bell Park apartments are often attached on two sides, and, in some cases with upstairs or downstairs neighbors. This means: (a) you need to be considerate of your neighbors regarding noise from your apartment (from a television, talking loudly, or other sources), and (b) you need to realize you will not have the peace and quiet here one would expect in an unattached private home. Please calibrate your expectations to our surroundings.

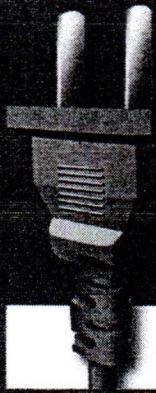
With those cautions in mind, beginning Monday, January 28, 2019, shareholders with noise complaints between 10 p.m. and 5 a.m. can contact our after-hours security service at (718) 692-6684 to have security personnel document the noise. If the noise is especially loud and disturbing, call the 111th police precinct or 911 (if you think the noise reveals a true emergency).

STORAGE ROOM UPDATE

We have made arrangements to construct a second storage room. The room is almost ready. Cage lockers are being manufactured. Shareholders who have already registered for the new location will be notified as soon as the lockers are set up (probably in late January). If you wish to obtain a locker, please visit the coop web site for further information: www.bellparkgardens.nyc. If you have a shed, and have not registered to occupy a cage locker, you should arrange for removal of the shed.

Board of Directors

Brian S. Sokoloff, Esq., President
Robert Arra, Vice President
Kevin O'Brien, Vice President
Mark Ulrich, CPA, Treasurer
Michelle Boniello, Secretary
John Farrell, Member
Michael Spinner, Member

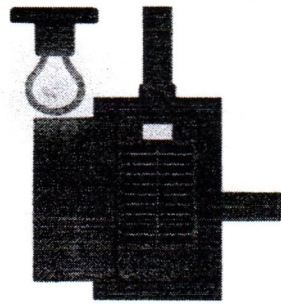


Be fire smart

with electricity in your home.

45,000

There are approximately **45,000** home electrical fires each year.



3 in 5 home electrical fires involve lighting equipment or home electrical wiring.



Home electrical fire deaths peak between **midnight and 8 a.m.**

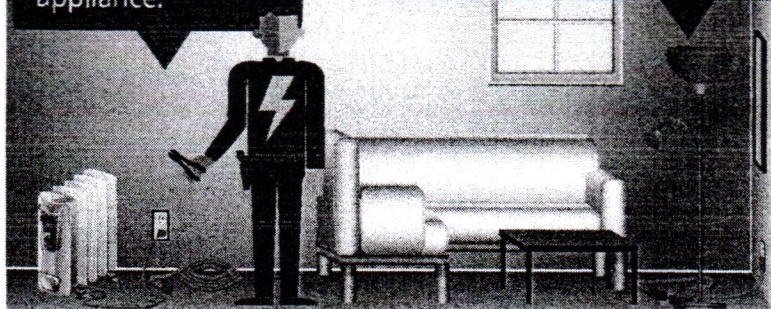


Peak months for electrical fire deaths are **November through March.**

Plug only 1 heat-producing appliance (such as a coffee maker, space heater or microwave) directly into a wall outlet at a time.



Never use an extension cord with a heat-producing appliance.



Extension cords should only be used temporarily. Have an electrician install additional wall outlets where you need them.



For more information about electrical fire safety, visit www.usfa.fema.gov and www.nfpa.org/public-education.