

The year-end is a good time to reflect on the recent challenges and build plans for the New Year. In this newsletter, we'd like to provide the latest news update about the most recent changes in our building and the neighborhood.

Plumbing Pipe Project Ends

Following months of inconvenience and sacrifice, the residents of Dahill Gardens now have the upgraded drinking water pipes in place. Work on the plumbing project concluded in November. Our immediate quality of life is now improved with cleaner water for drinking, cooking and bathing, as well as better pressure to the building's upper floors. From a resale point of view, this major investment makes Dahill Gardens a more attractive place to live.

The Board of Directors and the building manager appreciate the patience and forbearance shown by residents over these sometimes difficult months. While every possible measure was taken to ensure a safe, predictable and timely execution of the project, there were surprises and pitfalls along the way. Above all, we held to budget. And though there were delays in work on some apartment lines, the overall project was concluded on time. However, it must be said again... Thank you for persevering!

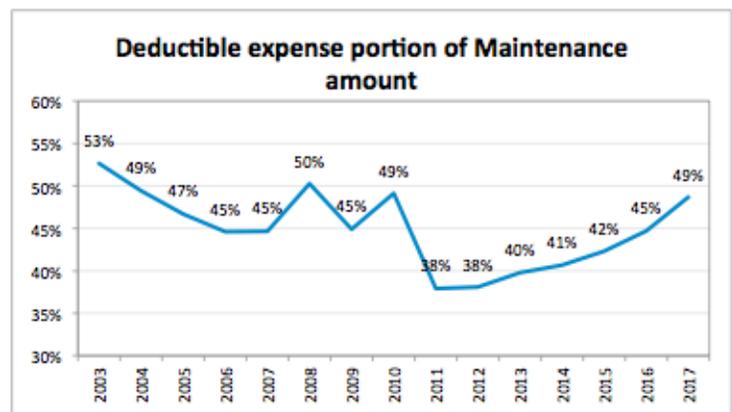
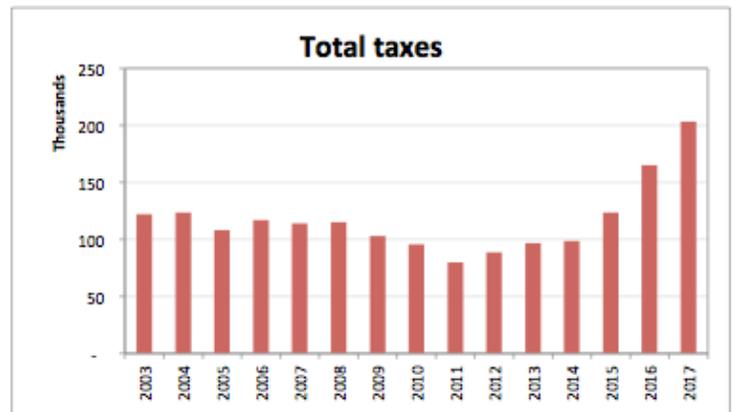
Recently, any unfinished work issues, - such as small tile and wall repairs, - were requested from residents by Delta Management via Punch List form. Only 11 such forms were received, perhaps indicating that there were very few items left to do.



Real Estate Taxes to Rise 16% in 2017

In a challenge to Dahill Gardens' budget planning, co-op's auditor firm Marin & Montanye LLP projects 16% increase in building's real estate taxes during 2017. Next year's tax bill will be \$203,100. This will be the 3rd consecutive year of double-digit percentage raises in our co-op's tax liability enforced by NYC Department of Finance. The primary cause of this - is the considerably higher assessed value of the building. Higher property prices across Brooklyn mean that the co-op shareholders are contributing to the city a lot more than before.

After thorough review and consideration, and in consultation with the auditor and Delta Management, the Board of Directors has voted to raise maintenance by 4% in 2017. Additional fee hikes will also be implemented.



Competition to Cable TV

A hopeful development for 2017 - FiOS service could soon be coming to Dahill Gardens. Verizon FiOS service for fiber optic TV, Internet and Phone service has recently began in our neighborhood along Tehama road and Dahill road, south of Tehama road. A new FiOS switch box was installed on an electric pole in October 2016.

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The Community Garden

Year-End

December 2016

Volunteer in Gardening

It's a fact: Dahill Gardens is renowned in the Kensington/Windsor Terrace neighborhoods for its lovely greenery and flora. Now residents can become involved in planning next season's outdoor display. Contact Board Member Rick Vorndran: 718-728-5919 or victoriansquid@gmail.com.

Welcome, New Neighbors!

Brooke and Joseph LaGrand
3G

Jen Messier and Blake Malin
1F

Kate Collier and Andrew Levine
6G

Useful Contact Names & Numbers

Below are several useful names, phone numbers and emails for your convenience.

Louie Mujaj, Superintendent
917-567-4683

John Busch, Building Manager
212-753-4120 ext 0280
jbusch@deltamgmtre.com

Katherine Villegas, Office Administrator
212-753-4120 ext 0279
kfelix@deltamgmtre.com

Kat Perino, Maintenance payments
212-753-4120 ext 8366
kperino@deltamgmtre.com

Matt Deodato, Exterminator
917-539-8350

Mitchell Papciak, Citi Mortgage representative
800-667-8424 ext: 5359931
mitchell.papciak@citi.com

Spread the Word – Units for sale

Apartments 4J and 5J are on the market. To refer interested prospects, contact Katherine Villegas at Delta Management: 212-753-4120 or kfelix@deltamgmtre.com.

Maimonides Get High Grades

A local hospital, Maimonides Medical Center, has been given good grades for its record of preventing infections associated with contaminated central venous catheters. The World Health Organization (WHO) reports that each year in the United States, central venous catheters cause an estimated 80,000 cases of catheter-related infections in ICU's, and approximately 250,000 cases in entire hospitals. As many as 62,000 deaths occur among patients hospital-wide.

The January 2017 issue of Consumer Reports features an article on this serious problem. It reports that among 63 U.S. teaching hospitals, Maimonides ranks in the top tenth percentile among 63 U.S. teaching hospitals in preventing central-line infections for five consecutive years from 2011 to 2015.



Holiday Party

Mark your calendar! This year's Dahill Gardens annual year-end holiday party is scheduled on Monday, December 19th at 7 pm. Please contact Rick and Kathleen Vorndran (6M), if you'd like to make a culinary contribution to the festive table. The traditional party will be held in the lobby of 36 Dahill.

