

# The Community Garden

Summer

June 2014

*A summer at last! Following a cold winter and cold spring, the gardens are green again. Thank you to all gardeners, who worked towards the awesome green and flowery grounds. Here's the update from around our building.*

## Prices: High and Higher

Something uplifting has been happening with real estate in the past 6 months. The prices are considerably higher throughout Brooklyn, as well as at Dahill Gardens. Although, the most noticeable price appreciation occurred for 2-bedroom units, the 1-bedroom apartments have also moved higher. Take a look at these recent sales prices since Nov 2013:

Type	High	Low	Last price
1BR	\$295k	\$175k	\$270k
2BR	\$489k+	\$380k	\$449k+

## Smoke, Firemen and Popcorn

A strong smoke odor in the hallways of 36 Dahill Rd on May 20<sup>th</sup> prompted some residents to call 911. Seven FDNY trucks (including one with a ladder!) rushed to the building. While residents evacuated, the firefighters searched the building and determined the source of the smoke – a microwave oven with burnt popcorn. Everyone was safe – no fire took place.

## Elevator Door Paint Removal

If you were wondering, why some elevator doors were being sanded on some floors – it is because the swing doors on those floors have jammed in the past. Building staff have sanded the old paint off the four doors and door jambs. The bigger gap between the swing door and the jamb will help to prevent the incomplete door closings and thus occasional delays. This nuisance was common in our building during the hot summer months, when surfaces are most sticky, and heavy swing doors would not always shut all the way.



## Exterior Lights Improvement

New technology lights were recently installed on the exterior walls of our building. The old halogen light bulbs were replaced with LED light fixtures, which provide more light output and save money on electric bills. Each of the new fixtures has a sensor, which will turn the lights on and off automatically. The old lights were connected to a separate timer switch, which had to be reset by the staff as seasons changed. Additional benefit - several 1<sup>st</sup> floor residents will also be relieved not to hear ticking sound of these timers located below their bedrooms.

## Treasury Stock Purchase

In our previous newsletter we informed about the recent treasury stock purchase and sale for unit 5I. In late April 2014, the Board of Directors closed on another purchase of unit 3I treasury stock – for \$175 thousand.

The stock for this apartment was in an estate of deceased shareholder. The will of shareholder had to be located and probated by court - this legal process took about 4 years. The transaction benefited both the descendants of prior shareholder and the co-op. The descendants did not have ability to repair unit and to search for a new buyer, because apartment needed major renovation. Meanwhile, the co-op was able to collect the unpaid maintenance debt for this unit. At the time of purchase the maintenance areas were about \$18 thousand, which reduced the net price paid by the co-op.

Currently, unit 3I is being renovated by a team of contractors and once the work is completed - the stock will be sold to a new shareholder.

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Brooklyn, NY 11218

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## Annual Meeting

Dahill Gardens annual shareholders meeting was re-scheduled to Wednesday, June 18<sup>th</sup> at 7 pm. The agenda for this meeting has recently been distributed to every shareholder. The prior date conflicted with Steve Elbaz daughter's graduation and was moved a week later.

## Useful Contact Names & Numbers

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

### Esquire Management

1716 Coney Island Avenue, 4<sup>th</sup> floor  
Brooklyn, NY 11230

**Louie Mujaj**, Superintendent  
917-567-4683

**Joe Elmore**, Building Manager  
718-375-5900  
joe@esquiremanagement.com

**Lisa Shrem**, Sales and Sublet Administrator  
718-375-5900  
lisa@esquiremanagement.com

**Shmaila Arshad**, Maintenance payments  
718-375-5900  
shmaila@esquiremanagement.com

**Matt Deodato**, Exterminator  
917-539-8350

**Windows We Are**  
Window installations  
718-836-8083

**Z&D Construction Corp.**  
Kitchen / Bathroom quality workmanship  
516-315-5878

**Park Slope Hardware**  
Locksmith, spare key copies  
718-788-6683

## Laundry Equipment

The laundry washing and drying machines in the basement have recently been purchased by the co-op from MacGray Laundry Company for about \$23 thousand. These revenue producing assets will pay back itself in 1 year and are expected to last another 10 years. This means, that during this time, the coop will keep all cash collections, helping to offset future maintenance increases. All machines will continue to be serviced by MacGray, in case of malfunction.

## Bike Racks

The wait list for bike room storage spots may get shorter soon. Several bike racks have been ordered and will be bolted to walls in 58 bike room. If space permits - the new racks will fit 6-12 bicycles.

## Plumbing Project - Basement

We previously informed you about the upcoming plumbing project to replace the rusty pipes in the parking garage area, 58 bike room and basement corridors. These pipes will disrupt hot and cold water supply to A, B, C, D and E apartment lines. After completion of this project – all basement areas will have copper pipes for hot, hot return and cold lines. We appreciate your understanding during this important infrastructure upgrade.

## Margaret Carey

We are saddened to inform you that a former Board member Ms. Margaret Carey (apt 1A) passed away on April 20<sup>th</sup> after a long illness. She is survived by her cousins and nieces.

## Mary-Jo White

Another sad news: Ms. Mary-Jo White (apt 6G) passed away on May 22<sup>nd</sup>. She lived in the building since the early 1970s.