

A fleeting color of bloom in spring was quickly replaced by summer's heat! Thank you to all gardeners, who worked towards the awesome green and flowery grounds. Here's the update from around our building.

A New Landscaper

A new gardening season has begun with a new grounds-keeping crew. After six seasons of service, the outgoing landscaper, Anthony Ali, has decided to retire and sell his business to a company located in Inwood, Manhattan. This sudden change at the start of the season, prompted the Board to look for a successor.

After reviewing the proposals from 2 vendors, the co-op has hired Hamilton Landscape Garden & Supply, an established firm from Bay Ridge, Brooklyn.

The new team of landscapers, under supervision of foreman Victor, have recently replaced several dying yew bushes. Yew is an evergreen conifer plant that forms a hedge, surrounding our building.

One possible cause of recent yew hedge browning could be the mold in the soil, which spread due to poor drainage of the water in the past years.

The new team removed the old soil, added more sand and rocks to improve the drainage – and then planted several new bushes. We hope that these measures will bring beauty to the community in years ahead.



Mold / rust disease affected brown plants



Healthy plants

Tax Abatement - Approved

A big tax rebate to Dahill Gardens' shareholders from the NYC Department of Housing Preservation and Development (HPD) was recently approved and granted.

Nearly 2 years ago, the co-op has filed an application for J-51, which is a property tax exemption and abatement for renovating a residential apartment building.

In 2016, Dahill Gardens has renovated plumbing pipes for hot and cold water risers at a cost of \$589 thousand. Therefore, this capital improvement qualified for a reduction in future property taxes – and it was recently approved in 2019.

The amount of annual rebate is about \$12 thousand for the next 12 years, and may seem small in comparison to the quarterly tax bill (about \$50 thousand). Nevertheless, cumulatively the total amount of approved abatement is about \$144 thousand, which effectively translates into 25% discount of the 2016 plumbing project cost.

2016	Price paid for Water Riser System	589,000
	Annual Tax Rebate	
2019	12,041.67	} 144,500 (25% discount)
2020	12,041.67	
2021	12,041.67	
2022	12,041.67	
2023	12,041.67	
2024	12,041.67	
2025	12,041.67	
2026	12,041.67	
2027	12,041.67	
2028	12,041.67	
2029	12,041.67	
2030	12,041.67	
2030	Effective Price (net of tax benefits)	444,500

The annual abatement will help to mitigate the never-ceasing property tax increases, and also serves us as a reminder that all large rewards require patience and diligence.

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Annual Meeting

Dahill Gardens annual shareholders meeting is scheduled on Thursday, June 20th at 7 pm. The invites and agenda for this meeting has recently been distributed to every shareholder. As usual, John Busch will conduct the meeting and the shareholders will vote to elect the Board for a new term. A new auditor, Judy Kerti, will also present a summary of co-op's 2018 financial statements.

Welcome, New Neighbors!

Alexander Dong and Rachel Yuen
1A

Julianne Hing
2E

Wesley Webb
5E

Douglas Schrashun and Dorothy Lee
6K

Useful Contact Names & Numbers

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

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Louie Mujaj, Superintendent
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John Busch, Building Manager
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Katherine Villegas, Repairs-Refinancing-Requests
212-753-4120 ext 0279
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Linda Vinueza, Maintenance payments
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Plumbing Project – Boiler Coil

If you had occasionally observed the discolored hot water – you weren't alone. The yellow/brown tint in the hot water was caused by a rusty boiler coil pipe, inside the co-op's boiler. Our building's boiler coil was installed 25 years ago and was recently replaced at the end of heating season.

This is how the boiler coil looked before...



...and after replacement.

