

July's scorching heatwave has reminded us of the ongoing challenges of 2020. As news coverage about the Coronavirus went from bad to worse, we have been yearning for some positive news. This newsletter will attempt to do just that.

Hallway Floors Refinished

Our building is turning 70 years old in 2020. Thirty five years ago, at the halfway mark of its life in 1985, Dahill Gardens cooperative was incorporated under the Business Law of New York State. Coinciding with that event, the residents of the building were offered to buy the cooperative stock. And while promoting the stock sale, the management of that era also decided to beautify the building. The floors of the hallway were then polished. By today, 35 years later, the wax coating of the hallways had turned brown and had numerous scratches and dings hiding the original beauty from 1950. To mark the occasion of the building's septuagenarian age and to enhance our environment's beauty, Delta Management and the Board selected NYC Stone Care to refinish the hallway floors, stairs, baseboards and utility closets. We acknowledge the anxiety that came with this project and can only hope that when completed in August, it will be replaced with the brighter spirits to accompany the new shine all around.



Before...



... and after.

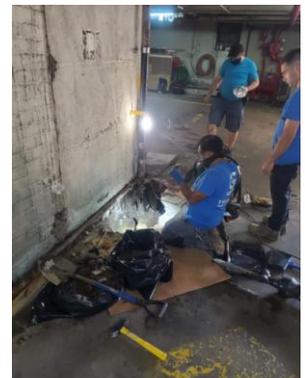
Cute Chute

It is easy to forget the unsightly convenience hiding inside our building's trash compactor closets. At the start of the year, the co-op hired a company to replace the old trash chute doors (which were noted for their clanking noise) with newer designed doors, which close quietly. Originally in 1950, the doors provided a way to dispose of trash to the incinerator in the basement, where it burned as fuel. As environmental requirements changed and trash burning was banned in New York, the chute receptacles have been used to dispose trash in closed utility bags, conveniently from your hallway. Most recently, our insurance company wanted to reduce the hazard of cut fingers by the old-style doors and required us to install slow-closing door mechanisms. This was completed in January 2020.

Moving forward...PLEASE! Do not throw any glass or metal items into the chute. Our staff has reported numerous recent incidents of residents throwing glass down the chutes, resulting in hand injuries when picking up at the bottom. Please be considerate and take leaky garbage bags, recyclables, and all glass - broken and unbroken - to the basement level via an elevator.

More Plumbing Pipes

Albert Einstein once said "If I had my life to live over again, I'd be a plumber". And indeed, he would make a good living servicing our building, since this year alone, the co-op required to make 3 costly plumbing repairs. Firstly, over a holiday weekend in January, about 50 line-feet of steam pipes burst in basement's storage room. Later in July, major leaks in sewer pipes (4-inch in diameter) from line E bathrooms and from line A kitchens – involved a several days of work by both plumber and mason crews. Complexity of these 2 projects involved diagnosing with pipe camera and discovering damages about 4 feet under concrete floor in the garage area. All plumbing repairs were professionally completed by Genuine Plumbing – a Staten Island based company.



36-58 Dahill Road
Brooklyn, NY 11218

www.dahillgardens.com

Email: dahillboard@gmail.com

Annual Meeting Postponed

Regulations prohibiting the assembly of more than 10 people have caused another unusual circumstance this year. Our annual shareholders' meeting, traditionally held in June, has been postponed. We sincerely hope that there will be an announcement or guidelines from our politicians in late September permitting the assembly of shareholders at cooperatives as NYC enters Phase Four of reopening with lower capacities.

Welcome, New Neighbors!

Paola Borgatta
6J

Justin and Andrea Parkinson
6N

Terrence McManus
1L

Useful Contact Names & Numbers

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

Delta Management
805 Third Avenue, Suite 1100
New York, NY 10022

Louie Mujaj, Superintendent
917-567-4683

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

Katherine Villegas, Repairs-Refinancing-Requests
212-753-4120 ext 0279
kfelix@deltamgmtre.com

Linda Vinueza, Maintenance payments
212-753-4120 ext 7269
lvinueza@deltamgmtre.com

Matt Deodato, Exterminator
917-539-8350

Fireworks and 311

During June and July, our urban environment was noticeably louder across all 5 boroughs with frequent and loud fireworks as late as 2 AM. Even NYC's 311 line added a shortcut option in its phone tree – specifically to file fireworks complaints. In late June, protesters created roadblocks with vehicles around Gracie Mansion before midnight and honked horns to call on the mayor to crack down on illegal fireworks. The complaint count culminated on July 4th weekend with 11 thousand reports to 311! Fortunately, the quiet hours have returned and NYPD reported seizing more than 1 ton of illegal fireworks, mostly trafficked from Pennsylvania.



Building a Security Around Us

With so many fliers blanketing our building's message boards this year, it is easy to forget the memo we recently posted about the 2 thieves who were rebuffed from our lobby by a brave shareholder. During a recession and at times of high unemployment, crimes such as mail package theft may not receive sufficient attention from the police. However, we as a community and individuals can help each other to build a stronger bond.

Some suggestions: Consider taking a mail package to your neighbor, checking on each other by phone, helping to carry seniors' groceries and heavy bags. Please don't throw garbage out the window. And pick up the litter from the newly restored floor. Such minor acts of kindness pay large dividends to all of us, who call Dahill Gardens our home. The co-op Board has also recognized the necessity of adding more security cameras, a video intercom, and stronger hardware - where they may be necessary. This will all take time, and we encourage everyone to take their 1st step.