

Achieving any big goals in life requires massive preparations. As General Bradley once said, preparedness is the price we must pay; so here's the news from our building.

New Service Entrance Ramp

During November-January, a new service entrance ramp was constructed on Minna Street. When the building was completed 71 years ago in 1950, no one could predict the needs of its residents today. One such utilitarian circumstance - the building in 21st Century is producing a lot more waste and recyclable output instead of burning its garbage in the 1950s incinerators. Our building staff struggled to zigzag thru a narrow and steep service entrance ramp, disposing trash twice a week. Also, the ADA (Americans with Disabilities Act) has changed building codes across the nation and now requires buildings to provide better access for disabled people. After many discussions and preparations, our architect drew up a plan and filed for a permit with the NYC Department of Buildings. Crews were hired for demolition, carpentry, concrete, metal working, landscaping, piping and electrical work. Hedges were removed for winter storage, new fencing erected, and new underground pipes for lawn sprinklers redesigned. Plumbers re-piped boiler pipes and electricians re-wired new cables. Finally, a locksmith secured the new, wider doors and a security team installed a new street video camera. Some minor tasks remain for the warmer temperatures of spring: wall painting, landscaping, handrails, etc. We appreciate our residents' patience during the inconvenience the project created. Fortunately, immediately after the shallow-angled and ADA-compliant ramp was operational – the staff and residents are now moving in and out with ease.



Hallway Ceiling Lights Replaced

In our last newsletter, we informed you about the terrazzo floor refurbishment and polishing project in the common hallways during summer and fall of 2020. In parallel with that project, our superintendent has methodically replaced over 60 ceiling fixtures in the entire building. The new ceiling lights now provide improved illumination and enhance the floor's shine. The old bulbs had a bluish light spectrum, whereas the new light bulbs emit a yellow colored light, adding warmth to the hallways. In addition, the new bulbs can be easily changed due to their standard screw-in sockets. Lastly, all bulbs were upgraded with LED technology, which will give tremendous cost savings in our building electricity usage over the years, and without any sacrifice of common area brightness.



Let's Go Greener

One great attraction of our building is its curb-appeal. We receive many compliments about our green lawn, the flowers in our tree pits, and our evergreen hedges. If you'd like to contribute your time to these and other landscaping beautification tasks, let us know. The new dirt patch along the Minna Street ramp needs caring hands whether to tend the grass and colorful flowers or to have an outdoor herb garden for an occasional snip to your kitchen.



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Virtual Annual Meeting

Strict assembly restrictions, rising out of the ongoing pandemic, have resulted in Delta Management and the Board to meet monthly by conference calls or by Zoom. Similarly, co-op's annual shareholders' meeting, is now projected for spring 2021, tentatively mid-April. Please standby for annual meeting information from Delta Management in the coming weeks. This is a learning experience for many and we hope it will be a positive event for everyone.

Welcome, New Neighbors!

Ryan Wernersbach and Kristin DeClara
3G

Useful Contact Names & Numbers

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

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Matt Deodato, Exterminator
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Storm Water Drainage Study

In January, our neighborhood was surveyed by a soil geologist and engineers. You may have seen or heard a loud, tractor-shaped, drill rig on sidewalks of Minna St, Dahill Rd and elsewhere. The purpose of such study is to create a city map of surface groundwater drainage for NYC DEP. Such map has recently been created in Bronx, NY and the first rain gutter installations are under way. What the engineers seek is to drill many holes under the street sidewalks, take the soil samples, and determine the rain or snow absorption underneath the sidewalks, block by block. Once the drain rate on various blocks is known, - the sidewalk gutters can be installed. With rain gutters in place, NYC DEP expects a lesser long-term damage to its storm water pipe system, because the rain water would drain under the sidewalks, and not into the pipelines, which are much more costlier to replace. Thus, just like Dahill Gardens, DEP seeks ways to improve and extend its plumbing lifespan.

