

The theme of preparedness continues to echo in the pages of this newsletter, while natural storms and street crime surround our building. Here's the relevant news since our last update.

## Landscaping Improvements

Dahill Gardens' new service entrance ramp on Minna Street has unexpectedly become a botanical attraction. That's because co-op's landscaping firm was hired to plant over 20 perennial bloomers in April. In addition, a volunteer-run gardening committee has also planted over 50 tubers of dahlia flowers along the walls of the building, plus many other plants in the tree pits. The new colorful blossoms have created much appreciated curb-appeal for both our residents and the entire neighborhood.



Hydrangeas on Minna St



Dahlia blossoms

## CitiBike Arrival in Kensington

In March 2021, NYC Dept. of Transportation installed over 40 CitiBike locations throughout Kensington. This is expansion Phase 3 of the share-bike program. And due to space limitations, there are now fewer public parking spots for the vehicles on the surrounding streets.



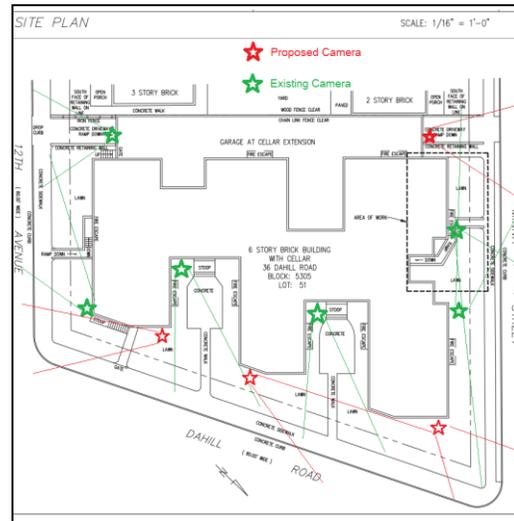
Truck delivers CitiBike stations.



CitiBikes in front of Dahill Gardens.

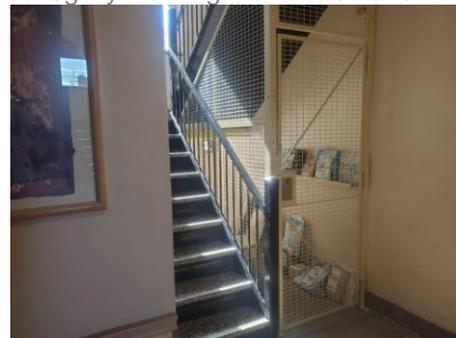
## Exterior Security Cameras

During 2021, there has been a noticeable increase of crime and disorderly conduct in New York City's streets. Regrettably, our neighborhood is not immune to these ominous trends. Recently, a negligent driver behind the wheel of a stolen vehicle slammed into a dozen parked vehicles in Kensington and Boro Park. His reckless ride ended directly in front of our building on Dahill road, and was witnessed by many residents. An additional problem is the increasing number of electric bikes and scooters carelessly riding at high speeds on pedestrian sidewalks. To help investigate these hazards, our superintendent has methodically installed several video recording cameras on the exterior walls of the building. By the end of this year, installation of all cameras will be complete, providing full coverage of the building perimeter.



## Mail Package Cages

After several incidents of packages being stolen, the co-op Board decided to install new lockable cages in the areas under the staircases in the two lobbies. Building staff and several volunteers are moving the delivered packages from under the mailboxes into the cages, and legibly marking them for safe retrieval.



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## Informational Meeting

Dahill Gardens' fall informational meeting will be held virtually on the Internet, via the Zoom application on Tuesday, November 2<sup>nd</sup>. In the coming weeks, Delta Management will advise you how to login to the meeting. All residents are welcome. To ensure your questions are logged and answered, please submit them in advance via email to Frantz Charlot (see below).

## New EV In Garage



This summer, Dahill Gardens' garage saw the arrival of its first electric vehicle (EV) - a red Tesla Model Y. Conveniently, the car can be charged overnight via a wall connector and without a distant trip to a public charging station.

## Welcome, New Neighbors!

Daniel Sherwood and Samantha Friedman  
5N

## Useful Contact Names & Numbers

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## Record Storm Water

In our previous newsletter, we discussed how NYC DEP is working to create a map for surface groundwater drainage. Fast forward 6 months and the need for better stormwater drainage in New York City is more than obvious. The powerful rainstorms caused by hurricanes Henri and Ida (in August 2021) created much flooding, causing loss of life as well as property damage.

Fortunately, our building was relatively unscathed from these storms, in part, due to waterproofing preparations made in advance. Yes, there was some rainwater on the basement floor after the 2<sup>nd</sup> storm. However, a standby sump pump did its job in the middle of the night and drained the accumulated water into the sewer system, as it was designed to do. And, the bigger drainage pipes under the new ramp were able to handle the enormous water volume during the 1<sup>st</sup> storm.

Similarly, the waterproofing of the foundation walls (prior to both storms) helped to alleviate the major water seepage into the locker room during the 1<sup>st</sup> storm and totally blocked the water during the 2<sup>nd</sup> storm.

The staff, Delta Management, and the Board has learned much new information from these storms and will be better equipped to deal with obstacles and challenges in the near future.

This may mean additional waterproofing projects, with more digging near the foundation, moving the plants, and also additional re-adjustments of the lawn sprinkler system.



Waterproofing of the foundation wall in July.