



A photo of the new tree pits that circle Dahill Gardens.

## Welcome to New Residents

You probably already recognize the new faces around Dahill Gardens, but if not, here is a list of new residents in the building who have purchased apartments over the past few months.

Unit 1H: Julia Drummond

Unit 1J: Barbara Endes and Anne Zaccardi

Unit 6A: Don and Nikki Petersen

Unit 6K: Devin Rice and Florence Almozini

## Summer of Sales at Dahill Gardens

As most of you are aware, last year shareholders interested in selling their units faced great difficulty in locating buyers because of resistance from financial institutions to approve mortgages for Dahill Gardens. The Board worked with a mortgage advisor who made several recommendations on how to re-start lending to prospective buyers.

The one recommendation that required shareholder action included naming David Katz as the Holder of Unsold Shares. This addition to the building's by-laws led to a resurgence in sales as four apartments have been sold since that amendment was approved by shareholders.

- February: 6A
- July: 1H, 1J
- August: 6K
- Two additional units are currently in contract

There were many appropriate questions asked about the impact of naming David Katz as the Holder of Unsold Shares. Prior to the public meeting held last winter, many Board members had similar questions to what was asked and discussed in February. Without this action by shareholders none of these sales would have taken place. The Board appreciates the understanding and public discussion of an issue that required a timely response.

## \*\*\* Upcoming Fall Informational Meeting \*\*\*

Once the dog days of summer are behind us, the Board would like to hold an informational meeting in October to discuss any questions or issues you have about the co-op. While there are no major infrastructure projects underway like in past years with the elevator modernization project or the post-Irene façade work, the Board would like to update residents on the co-op and answer any questions shareholders and residents may have. Look for reminders placed throughout the building in early October.

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Brooklyn, NY 11218  
[www.dahillgardens.com](http://www.dahillgardens.com)

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## New Tree Pits Line Dahill Road and Minna Street

There are hundreds of 1 and 2-bedroom apartment listings in Kensington and surrounding neighborhoods such as Windsor Terrace and Ditmas Park. One of the most important ways to attract buyers is through increased curb appeal. Potential residents are initially drawn to buildings in their price range. However, the actual submission of a bid involves an assortment of decisions including how they feel about the building itself. Curb appeal is an important tool the Board and shareholders can use to attract new residents.

With that idea in mind, the Board recently expanded the gardens that surround the building by planting flowers and other vegetation in the tree pits that line Dahill Road and Minna Street. After the tree pits were installed by the NYC Parks Department, the Board thought adding these new plants to the tree pits would be a welcome addition to the building and help bring new residents to the many units that were then on sale. Many new shareholders reported in their interview that it was the lush gardens surrounding the building, including the new hedge, which helped them make the decision to call Dahill Gardens home.

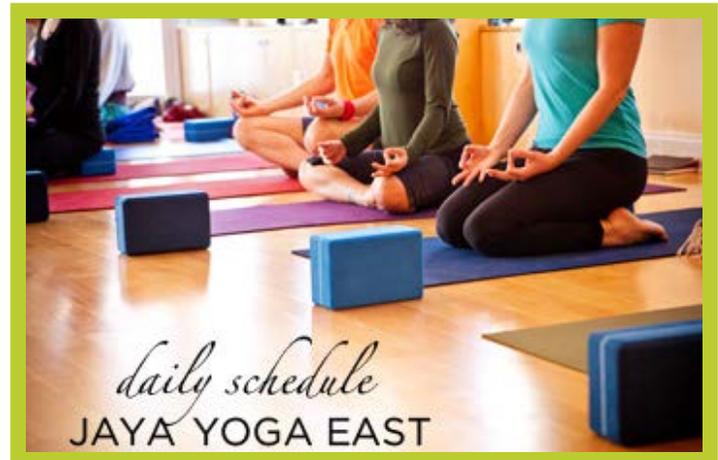
As has been said in certain parts of NYC over the years, while they come for the blurb, they stay for the curb. A special thank you must go out to Julie Semkow for her volunteer work in keeping the gardens beautiful in addition to great work from Louie, Arjeta, and Prospero.

## Useful Contact Names and Numbers

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

**Alvic Management**: 104 Avenue O, Brooklyn, NY 11204

**Jorge Rodriguez**, Building Manager  
888-391-0454 x104  
jorge@alvicmgm.com



## Local Business Profile: Jaya Yoga Center

Dahill Gardens is lucky to be surrounded by great restaurants, shops, and local businesses in such close proximity. One of these businesses is Jaya Yoga East (2902 Ft. Hamilton Parkway at E. 4th Street). Jaya joined the neighborhood in 2010 as an expansion from its Park Slope location.

Jaya Yoga East holds classes for all ages and fitness levels seven days a week. Each month, a new focus of practice is chosen and the experienced teachers will guide you through learning a bit more about the particular pose. Additional workshops round out the schedule allowing you to learn more about the yoga or to deepen your practice. And if you get a little stiff after a particularly challenging class, massages are also available.

The friendly staff is led by owners Carla Stangenberg and Ramit Kreitner (and their friendly Golden Retriever Jeffrey). If you're new to Jaya, you can try a one-week unlimited class card (for use at either location) for just \$25. Single classes are \$16 and monthly passes begin at \$108. All mats and props are provided for you free of charge (but feel free to bring your own mat if you choose).

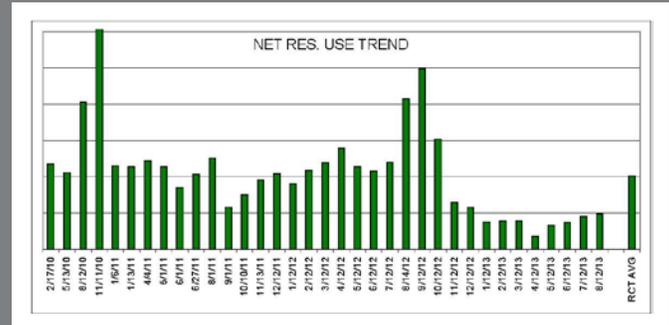
For more information, visit [jayayogacenter.com](http://jayayogacenter.com).

## NYC Expands Recycling Program

Earlier this spring, the NYC Department of Sanitation announced an expansion of the City's recycling program to include for the first time the recycling of all rigid plastics including toys, hangers, shampoo bottles, coffee cups and food containers. This change in policy reflects an attempt to make recycling less confusing as many of us still check the posters to make sure we are recycling the correct items.

All residents should have already received a mailer from NYC that describes the expansion of the recycling program as well as an illustration of what you can recycle and how. The Board is also working with Alvic Management to order new decals to replace the labels currently on our recycling bins. Enforcement for this new policy is already underway so please make sure to recycle the correct items so the building isn't fined for throwing the wrong items in the trash.

If you have additional questions about the new policy, please visit [www.nyc.gov](http://www.nyc.gov), call 311, or contact Alvic Management.



## Water Usage Continues to Decrease

As you can see in the chart above, water usage among residents has dropped dramatically over the past year. This is due to a variety of factors including:

- Apartment inspections to find leaks
- Small improvement projects by the superintendent to fix problems in common areas
- Help from shareholders who report issues in a timely matter
- Larger renovation projects such as the installation of new water pipes in the "l" line of apartments.

The Board discussed this large project during the annual meeting and would like to encourage residents of a particular line of apartments to contact Alvic Management if they are interested in undergoing a similar project. While the Board understands that some of this decline in water usage reflects a handful of empty apartments, most of the decline can be traced to improved detection and repair projects that over the long run save shareholders money. Because of the success of these initiatives, Jorge from Alvic Management will reach out to shareholders in the coming weeks to schedule inspections similar to what occurred during 2012. In the end the entire building saves with more proactive tactics. In the meantime, please contact Alvic if you see or hear any leaks.

**Metal**  
cans / wire hangers / foils / pots and pans / household items  
No batteries

**Plastic**  
bottles / jugs / detergent bottles / cups / containers / rigid plastics  
No plastic bags, wrappers, poplins, or foam.

**Glass**  
Anything that holds liquid like milk, soap, or juice.

**Cartons**

**NYC Recycles**  
Call 311 or visit [nyc.gov](http://nyc.gov) for more information

**Rinse before you recycle.**