

The Community Garden

Winter

January 2014

After a long interruption, The Community Garden newsletter is back! The past year marked a housing recovery in our cooperative. The face of the community changed again - as our prior shareholders were able to sell their apartment shares and new neighbors moved in. Here's the latest news update about our building.

Record Sales

What a difference a year can make! Just a year ago, in February 2013, a Special shareholder meeting took place, - which modified the language of the cooperative's Proprietary Lease. This bold action allowed a choir of banking lawyers to bless the housing loans in our building. The "unfreeze" of mortgages sparked several refinancings and 13 apartment sales since that important vote. Average prices for all apartment sizes were lifted higher. For your information, here are the latest averages.

Apt Size	Units Sold	Avg Price
Studio	1	142,500
1 Bedroom	8	252,489
2 Bedroom	5	371,200

The Board of Directors met with all new shareholders at a rate of 1 unit per month for 12 months in a row. We welcome all new neighbors and hope you will be pleased with your new home! This high pace of apartment availability continues in 2014. There are 5 more apartments with 'For Sale' sign on the horizon.

New Property Manager

New Year has started with a new company in charge of building's daily operations. The Board of Directors hired Esquire Management to replace Alvic Management. Our new building manager is Angela White 718-375-5900 or contact via email: angela@esquiremanagement.com. Please note that all building policy materials, affecting insurance policies, purchase and sublet applications were updated and posted on coop's website. Your payments to coop should only be directed to Esquire Management.

36-58 Dahill Road
Brooklyn, NY 11218

www.dahillgardens.com

Email: dahillboard@gmail.com

Home Improvement Projects

New apartment ownership frequently means home improvement projects for many residents. We encourage all residents to consult with coop's building manager and superintendent about the scope of work in your unit. The major alterations in our building are governed by Alteration Policy posted on the co-op's website. However, minor projects - such a decoration (plastering, painting, picture frame hanging, etc.) - do not require security deposit. We also could suggest the following businesses, which bring quality to your home:

General contracting: Z&D Construction Corp.
516-315-5878

Window replacements: Windows We Are
718-836-8083

Locksmith: Park Slope Hardware
718-788-6683

Repair Price List

At the October 2013 informational meeting, several shareholders have expressed desire to be able to see the current price list of minor repairs done by superintendent. We are happy to report that such price list was updated and posted in the Building Policies section of co-op's website.

Informational meeting

Mark your calendar! This year's Dahill Gardens bi-annual Informational meeting will take place on Wednesday, February 5th at 7 pm. We welcome everyone to attend, ask questions and meet new faces.



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Winter Cold

With cold winter outside, the Board has recently received several emails from residents, who felt that the temperature inside their apartments was not adequate. Some people felt too cold; while some felt too hot. The superintendent visited several "cold" units and determined that on the coldest winter day the indoor temperature was 68-70°F – in full compliance with city regulations.

Several solutions can be suggested here, and implemented by the residents.

If you feel too cold – you may consider replacing a few windows (please talk to Windows We Are); or removing all air conditioning units and shutting the windows tightly will help raising the indoor temperature.

If however, you feel too hot, installing the new radiator shut-off valves might be necessary – it would close the steam in your radiator and alleviate the problem (please talk to superintendent – valve installation prices are disclosed in Repair Price List).

Useful Contact Names & Numbers

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

Esquire Management

1716 Coney Island Avenue, 4th floor
Brooklyn, NY 11230

Louie Mujaj, Superintendent
917-567-4683

Angela White, Building Manager
718-375-5900
angela@esquiremanagement.com

Lisa Shrem, Sales and Sublet Administrator
718-375-5900
lisa@esquiremanagement.com

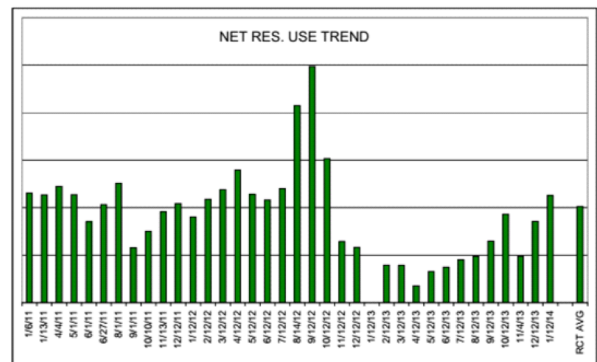
Shmaila Arshad, Maintenance payments
718-375-5900
shmaila@esquiremanagement.com

Matt Deodato, Exterminator
917-539-8350

Rising Water Usage

We continue to encourage all residents to conserve water – we also appreciate the efforts made by all residents in the past year. Just look at the usage chart below – we recorded the lowest water consumption in April 2013! Since that time the consumption trend rose, perhaps due to lawn watering during the summer and also because of several leaky toilets that were isolated and eventually repaired in the fall of last year. Presently, there is another known leak in the building's steam heating system, which will be addressed as soon as the freezing temperatures subside enough to allow such repairs to take place.

Please continue to report even minor leaks to the superintendent – he can repair the water drips and leaks for a fraction of the cost of licensed plumber.



Apartments for Sale

Currently, there are two apartments for sale in our building: 3H and 5I. If you'd like to list your apartment on our website, please send the photos and other sales related information to dahillboard@gmail.com.

