

>>> NEWSLETTER <<<

PRESIDENT'S MESSAGE

Hello, Neighbors! Welcome to the first issue of the new Dahill Gardens Newsletter. Over the past several months, the board of directors has been working hard to get up to speed, set priorities and address the following concerns we raised in our election campaign:

The Dahill Gardens community is pleased to welcome back Arjeta Mecaj as porter! Her dedication in caring for the home we all share is valued by all. Additionally, we have reinstated in-person reports by our super Louie Mujaj at our regular board meetings to get his input on building issues. And we approved a new building manager, Marcia James, who is committed to open and professional communication between New Bedford, staff, residents and the board.

We are positioning our co-op for the future by moving forward with the collection of food scraps to be composted to produce energy to heat residential buildings, sustainable gardening practices to reduce water use and costs, and the addition of a white reflective roof coating, which will reduce trapped heat, increase energy efficiency, and prolong the roof's useful life.

We are addressing previously deferred safety issues by vetting bids to replace part of the 12th Avenue sidewalk to create a level surface for residents and neighbors as well as developing plans to repair and re-coat all fire escapes. Because both projects are weather- and temperature-dependent, we are targeting them for spring 2024.

We are conducting behind-the-scenes reviews of policies, procedures and documents to ensure consistency and alignment with the coop industry's best practices.

Finally, we will soon begin work with New Bedford and our accountants on our 2024 budget and expect to host an informational meeting later this fall to share details.

We know we have our work cut out for us, but all of us on the board are dedicated to ensuring our coop is strong—both as a financial investment and as a community.

welcome NEW NEIGHBORS!

Connor Lorenzen & Alex Barker, Apt 2I
 Donita Beemanm, Apt 2H
 Terry McManus, Apt 4C (formerly of Apt 1L)



In June, Marcia James was appointed our building manager, arriving with two decades' industry experience, including 15 years at New Bedford Management. She oversees seven properties, handling resident communication to multi-million-dollar refinancing projects. Ensuring boards understand and comply with evolving regulations and are financially stable while improving property aesthetics and unit values are her key objectives. We look forward to working with Marcia.

SUSTAINABLE GARDENING COMMITTEE

The Sustainable Gardening Committee (Laura Thielen (3K), Bill Toner (2L), Shaina and Eddie Rodriguez (1G), Dorothy Lee (6K), and Jole Carliner (1E)) is hard at work prepping plant beds for winter and making plans to add native plants to reduce water use and support pollinators. Next, the team will add mulch for winter—date/time to be posted on the Dahill Neighbors Google Group. To join, contact chair Jason Eisner (3I) at jbird2012@gmail.com.

COMPOSTING TASK FORCE

Composting Task Force members Kelly Roberts (5I), Julie Kreinik (3D), Dorothy Lee (6K), Ellen Honigstock (6B), Rima McCoy (4J) and Lauren Garfinkel (4G) are helping residents comply with the new Department of Sanitation curbside food scrap collection program, which starts October 2nd. The team hosted a Zoom info session on September 28th. Visit the Dahill Neighbors Google Group for the link to the recording. To join the team, email dahillgardens@gmail.com.

➤➤➤ MAINTENANCE UPDATES

We are replacing the wooden garbage holding shed in the basement storage room with industrial-quality, wheeled plastic bins, as recommended by Urban Pest Control. The new bins enhance pest control effectiveness and streamline the work of our super and porters. Additionally, after installing new windows to address water seepage, our super, Louie, has refreshed the 36 bike room with a fresh coat of paint.

APT 1L

The Board of Directors has decided to put Apt 1L, a studio apartment owned by the co-op, on the market for sale. The revenue from the sale will be reinvested in the finances of the co-op, bolstering our reserve and operating funds. For more information, please contact Jill Kirsch of Brown Harris Stevens at (917) 385-6805.

➤➤➤ IN MEMORIAM

We are deeply saddened by the loss of our neighbor and friend, **Michelle Somers**. She resided at Dahill Gardens since 2005 and served on the Board of Directors from 2009-2016. Michelle worked in publishing at Knopf/Random House, promoting books by



Justice Sotomayor and Secretary Gates. She volunteered with City Harvest, helping families with nutrition and was a vibrant, Beatles-loving cyclist. Our halls are quieter without her laughter. Donate to Joslin Diabetes Center in her memory at 1 Joslin Place, Boston, MA 02215.

Our hearts go out to our super, Louie Mujaj, and his family as they mourn the loss of Gjule Mujaj. **Gjule was Louie's oldest sister** and helped raise him as a boy. She passed away after a long illness in August, one day after Louie arrived in Albania to visit her.

Join the Dahill Neighbors Google Group and get to know your neighbors and Kensington.
<https://groups.google.com/g/dahillneighbors>

NEW BEDFORD MANAGEMENT

210 E 23 St, FL 5, New York, NY 10010
Phone: 212.674.6123

PROPERTY MANAGEMENT Staff

Marcia James
Senior Property Manager
marcia@nbmgmt.com
646.453.5406

Journee Jackson
Assistant Property Manager
journee@nbmgmt.com
646.663.3309

Departments

Accounting/Common Charges Dept.
Billing@nbmgmt.com

Sales/Leasing Dept.
Sarah@nbmgmt.com

Alterations Dept
Alterations@nbmgmt.com

Accounts Payable Dept.
AP@nbmgmt.com

BUILDING STAFF

Louie Mujaj
Superintendent
917.567.4683
on duty Monday–Friday, 9-5

Arjeta Mecaj
Porter
on duty Monday–Friday, 9-4

Al Dokovic
Porter
Saturday, 9–3
Sunday, 9AM–2PM & 7:30PM–9:30PM
Wednesday, 7:30PM–9:30PM

For after-hours building emergencies other than 911, contact Louie or NBM
Emergency Line: (212) 674-6123