

Shareholders are the proud co-owners of . . .

Montclair Gardens, Inc.

Quarterly Newsletter

October - December 2012

From The Board of Directors

Phase One renovations to your new basement are in progress. Hold your opinions with respect for the Committee Members who have invested hours of planning and negotiations. What is vital is that the cost for such a huge, mostly invisible to the eye renovation is without assessment to shareholders .

Phase One will also include the creation and implementation of new Recycling Center Rooms, and secured bike rooms. Later phases will include expansion of our storage locker facilities; installation and implementation of The Clubhouse: a Recreation Room, Kid's Playroom and a gym facility; the renovations of the lobby, common hall walls and ceilings; new windows; lobby door replacement; upgrades to our intercom-systems; and the installation of new doorbell/peepholes.

Those wishing to participate in the design committees for future phases should contact the Board President. You must be willing to commit a few hours per month for design planning, negotiating and supervising contractors and have an active email account for the purposes of communications.

Also, do keep in mind the the elevators will soon be under-going modernizations.

2012 Board of Directors

Joan Barnett
Richard Brooks
Daniel Catalano
Dennis Kane
Norman Kauahi
Pat Lowenhaupt
Lucy Montemano
John Polidoro
Vivien Zou



Our Newest Shareholder

Please welcome our newest shareholders:

Ms. Hyun Mee Kim

Homeowners Insurance Renewal Notice

Insurance coverage must remain continuous and current. Shareholders who fail to submit their insurance renewals within 15 days after the date of expiration will be charged \$150 as per The House Rules for non-compliance.

As of January 1, 2011 no credits will be issued for late submissions.

What to submit: Your policy's Declaration Page naming Montclair Gardens, Inc. as additionally insured.

Submit Declaration Page directly to Joan Barnett, Board Treasurer or email to: montclairgardens@gmail.com.

New Shareholders

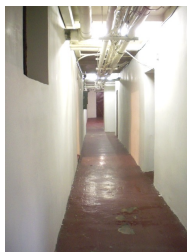
Home Owners Insurance must be submitted immediately following Closings.

BASEMENT RENOVATIONS - A Work In Progress

Thank you to all the residents who complied by removing their bicycles from the bike racks. During the renovations, dust and debris will be heavy in the basement as well as construction noise - all of which is unavoidable.

Also, be advised that there will be intermittent closings of the basements. Notices will be posted with as much warning as possible as the crew progresses. This will include the elevators not accessing the basement, as well as laundry and storage locker room closings.

Photos below are the initial wall treatments to attain a smooth finish. Later steps will include: sanding, priming, painting, corner guards, base molding, new flooring and new lighting. Doors in the basement will either be refurbished or replaced by new ones.



BASEMENT CLEAN OUT - The Results

One 40 cubic-yard dumpster, plus two 30 cubic-yard dumpsters and six 15 cubic-yard dumptrucks were implemented to remove a total of 190 cubic yards of bulk garbage and debris from our building. We generate more bulk garbage than NYC Sanitation will allow for pick-up on permitted days.

Now that our basement rooms are free of garbage, our efforts to combat pests and vermin will be more successful and free up space that will gain residents greater amenity rooms.

Thank you to Shawn Bonilla and his Super Clean-Out crew.

BULK GARBAGE - The New Policy

Please take note that Montclair Gardens, Inc. will no longer accept the following to be taken down to the basement or to be brought to the sidewalks for sanitation pick-up: mattresses, boxsprings, refrigerators, stoves, dishwashers, washers, and any upholstered furniture. Other buildings throughout Jackson Heights have adopted this same policy.

You are required to remove those items from the building on your own at your own expense. Below are some suggestions:

- a. Macy's offer \$20 mattress removal with purchase minimums
- b. Sleepy's offers free mattress removal with purchase - details apply
- c. 1800Mattress.com old bedding removals are subject to additional fees
- d. Donate your old furniture. A list of donation centers is posted on the bulletin boards near the mailboxes.
- e. Super Clean Outs (516) 974-8488 - ask for Shawn Bonilla and mention Montclair Gardens

If you have any questions as to what is permitted, you are to call B.L. Management and ask for your Building Manager, Joe Donofrio. Management's contact number can be found on your maintenance bill and also in the lobby vestibule.

IMPORTANT: In an effort to avoid accidental spreading of bed bugs throughout the building you are required to bag all mattresses, boxsprings and upholstered furniture in approved plastic bags before such items may leave your unit. This also includes wooden furniture. Bags may be obtained from the Superintendent.

HAVE A SAY? - Join a Committee Now

Want to design and have an important say in the implementation of our the new elevators, new Shareholder Meeting and Party Room, the new front doors, landings, upgraded intercoms, and electronic house-key systems, the new apartment doorbell/peepholes and door knobs, the new lobby with furniture, your new Clubhouse: recreation room, kid's playroom, and gym? Current Design Committee of shareholders and Board Member have already been working on the basement halls and some of the amenities rooms.

It is not too late to join your cooperative's Committees. Contact Board President, Norman Kauahi by dropping a note under his apartment door, #523 and mentioning your areas of interest.