

Glen Oaks Village



MAY 1987

OWNERS NEWSLETTER

Meet The Glen Oaks Village Resident Candidates For The Board Of Directors



Sidney Bernstein, President of Glen Oaks Village Owners, Inc., with the resident candidates from Glen Oaks Village. For individual profiles of the candidates, turn to page 3.

A Letter From The President...

By Sidney Bernstein

This month's issue of the Glen Oaks Village Newsletter is devoted to the Annual Shareholders' Meeting scheduled for May 19th, at 7:00 p.m. at Martin Van Buren High School, 230-17 Hillside Avenue, Queens Village. The focus of this year's meeting will be the election of five resident candidates to the Board of Directors. Presently, the board is comprised of 15 members — 8 of whom are resident shareholders of

Glen Oaks and 7 others who are employed by the sponsor, Gerald Guterman. These 7 members are neither shareholders nor residents in Glen Oaks Village.

Naturally, it is our objective to increase the shareholder majority on the board to 10, but this can only be accomplished with your support.

All shareholders should make every effort to attend this
(continued on page 2)

Board Of Directors Committee Reports:

Landscaping – Herb Rothfeld

Our landscapers have commenced work on our property. Besides the usual maintenance such as cutting the grass, edging, trimming bushes, hedges and shrubs, and cleaning up flower beds, we will be starting a new long range program of beautification. Part of this program includes the removal of trees that are dead, diseased, or are a hazard to the property. Some trees are already being removed. These trees are situated so close to our buildings that they are causing damage to the foundation and the roof. Our plan calls for the replacement of removed trees with new trees to keep the beauty of Glen Oaks and to keep our area ever green.

Long Range Planning – Ken London

The Board of Directors is moving ahead full "steam" on a plan to replace several of our most severely aged boiler rooms. The replacement program has already commenced and will help ensure adequate heat and hot water for each

villager in the future.

If you wish to serve on the Long Range Planning Committee, the Newsletter, or in any way help your community please contact the office.

Letters To The Editor – Ken London

In the last few months since this column has asked for comments from the shareholders, I have received quite a few letters and notes regarding problems and conditions in our area. I would like to let those people who write but do not include an address know that every letter is brought to the attention of the managing agent and in some cases the full Board of Directors. This is your Coop. If you do not get satisfaction through the normal channels please don't hesitate to drop us a line.

Most problems can be resolved at the monthly management liaison meetings held the last Wednesday of each month at the Bellerose Jewish Center on Union Turnpike at 7:30 p.m.

Credit Union News

The Board of Directors of the Glen Oaks Village Owners Federal Credit Union is pleased to inform all members of their resolution to pay a dividend of 6% — as of December 31, 1986 — on all Passbook Savings Accounts.

PLEASE TAKE NOTE OF OUR NEW PHONE NUMBER: 343-3121

Office Hours remain the same: Tuesdays: 6:00-8:30 P.M. Saturdays: 1:00-3:30 P.M. 70-33 260th Street, (Management Office)

For your convenience, you can send deposits to your account with the Credit Union in the same envelope of the maintenance bill but with a separate check to the order of GOVO FEDERAL CREDIT UNION and deliver the envelope to the Management Office.

A receipt will be sent to you after the check has been posted to your account.

We offer IMMEDIATE CASH secured against a passbook savings loan. By doing this, you can save up to 14.5 percent in interest charges on credit cards. Here is what you do: Look up your credit cards, decide how much cash you need, then come to us with a check for that amount of money. We'll deposit it and issue you a check. While your money is with us, we'll pay interest on that money. You will pay only 8.5% on the borrowed money, therefore, your total interest expenses will not exceed 2.5%.

Unsecured Loans: We offer unsecured loans at the rate of 12.5%. Maximum amount: \$2,500.

For further information, call (718) 343-3121 during office hours.

From The President...

(continued from page 1)

year's Annual Meeting in order to support your neighbors — William Bellefond, Louis Caponi, Daniel Jacobowitz, Cheryl Chernoff, and Geoffrey Mazel. These candidates share your interests as owners and all have vowed to work hard to improve both the quality of life and to increase the value of your investment at Glen Oaks Village. Most importantly, because your vote will decide the fate of this election, **I URGE YOU TO PLEASE SEND IN YOUR PROXY EVEN IF YOU PLAN ON ATTENDING THE ANNUAL MEETING ON MAY 19!** If you do not have a proxy, feel free to contact the Management or Maintenance Office, and a proxy accompanied by a self-addressed stamped envelope will be sent to you.

The future of Glen Oaks Village is up to you! Your vote for the "Resident Slate" will insure that the Board of Direc-

tors can operate according to your interests, and not those of the sponsor. Please help by making your vote count.

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Meet The Candidates...



Daniel Jacobowitz (Incumbent)
Member of the Board of Directors for one year. Senior Management Auditor/Specialist, N.Y.S. Department of Social Services. B.A. (Queens College) and M.B.A. (New York Institute of Technology). Experience as board member while at Queens College. Chairman of Finance Committee. Chairman of Welcome Committee.



Louis Caponi (Incumbent)
Resident of Glen Oaks Village since 1982. Member of the Board of Directors for one year. Currently Electrical Engineer for GenRad Corporation. Graduated from Northeastern University with B.S. in Electrical Engineering in 1981. Chairman of Boiler Replacement Committee. Co-Chairman of Welcome Committee.



Cheryl Chernoff
Resident of Glen Oaks for five years. B.A. in Business Administration, Stevens College 1975. Post-graduate work in Business Administration, University of Missouri. Currently employed as a Tax Accountant specializing in U.S. Tax Preparation. In addition, employed as Financial Advisor for Turnbury Lady Stores, Inc. Chairperson of the Glen Oaks Federal Credit Union Supervisory Committee. Charter Member of the Glen Oaks Federal Credit Union.



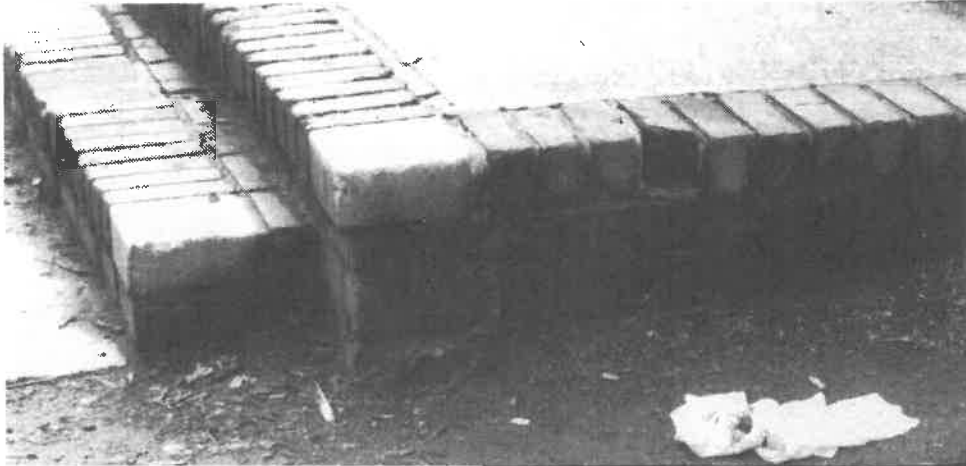
William B. Bellefond (Incumbent)
Resident of Glen Oaks Village since 1986. Controller of F&F Creations, Inc., NYC. Member of Board of Governors of Jewelry Group of New York Credit and Financial Management Association. Former member of State Senator Franz Leichter's Advisory Committee. Attended Baruch College of CUNY. Associate Degree in Credit and Financial Management from New York Institute of Credit, a school chartered by SUNY. Active in a number of religious and fraternal organizations.



Geoffrey Mazel
Resident of Glen Oaks Village for three years. B.A., SUNY Binghamton; J.D., St. John's School of Law. General Practice Attorney. Undergraduate Professor of Law. Member of the New York Institute of Technology Para-legal Program.

A Pictorial Of Capital Improvements Under Way In Glen Oaks Village

BEFORE



AFTER



279 Stoops replaced since 1985.



Storm door installation (Proposed).



Approximately 40,000 linear feet of gutters/leaders replaced; 2,000 shutters installed.

BEFORE



Other noteworthy improvements include:

- 37 boiler room doors have been replaced.
- Approximately 19 new catch basins have been installed. 25 additional catch basins have been professionally cleaned by in-house staff.
- 18 porches have been completely reconstructed.
- Graffiti has been removed from all garage doors. A similar project has commenced on brick work.
- 100 garbage dumpsters have been repainted.



AFTER

Approximately 160,000 square feet of concrete walks have been replaced; landscape beautification underway.

BEFORE



New playgrounds have been replaced and existing ones will be removed.

AFTER



BEFORE



**500 garage doors replaced;
13,000 square feet of garage roofs
repaired or replaced.**

AFTER



Notice To Owners Of Rent Stabilized Apartments

Local Law 95

As a result of the enactment of the New York City Rent Stabilization Fee Law (Local Law 95 of 1985), all owners of Rent Stabilized apartments must pay a \$10.00 fee each year for each apartment that they own.

These fees are collected to defray costs incurred by the City to reimburse the State of New York for the administration of the Rent Stabilization Program pursuant to the Emergency Tenant Protection Act of 1974.

Rent Stabilization Associate Dues

1987 RSA Membership dues are \$2.75 per stabilized apartment and will be assessed on your June 1987 maintenance bill.

Pursuant to Law, the failure to render payment will prohibit the owner from applying for or collecting any further rent increases until the fee is paid. Any rent increases collected in violation of the fee requirement must be refunded to the tenant and may subject the owner to further penalties including the imposition of treble damages on amounts to be refunded.

This \$10.00 fee shall appear on June Maintenance bills for those with Management Agreements.

**Glen Oaks Village Owners, Inc.
70-33 260th Street
Glen Oaks, N.Y. 11004**

Phone Numbers

Ambulance Services

Glen Oaks Volunteer
Emergency.....347-1600
Information.....347-1637

Sanitation.....334-8590

Fire Department

Emergency.....911
Dispatcher.....847-6600

Maintenance

Section 1.....343-9214
Section 2.....343-7162
Section 3.....343-8702
Emergency only.....343-8216

Management Office.....347-2337

NYC Poison Control Center.....340-4494

NY Telephone.....343-9950

Police

105 Precinct.....374-5472
Emergency.....911

Security.....642-7550

Street Repairs And Re-Construction

City Councilman Sheldon S. Leffler has announced that re-construction of the following streets in or adjacent to Glen Oaks Village shall commence in the spring of 1989:

247th Street, from 77th Crescent to Hillside Avenue

249th Street, from the dead-end, north of Elkmont Avenue to Hillside Avenue

76th Avenue, from Commonwealth Boulevard to 249th Street

77th Crescent, from 76th Avenue (Westerly end) to 76th Avenue (Easterly end)