



News at the Mews

2016

Georgetown Mews
Owners Corp.

69-17 150th Street
Kew Gardens Hills, NY



Board of Directors:

President: Mary Fischer

Secretary: Ken Mansmann

Treas.: Linda Schlackman

V.P.: Ravi Shah

V.P.: Marty Hochman

V.P. Mei Sei Fong

V.P.: Russell Friedman. (GUS)

Projects to be done:

Installation of New Boilers

-The Corporation has Hired Abilene Company to start to replace the boilers on the property. This summer Boilers A2, A5, and A10 will be replaced.

- Leaking garages roofs above garage 1-19 and 65-70. Work will begin on June 7, 2016.

- We will continue to remove some curbs in the parking lots and install cement ramps this will allow the staff to move the snow more efficiently.

Verizon Fios:

The Board is reaching out to our local officials to assist us in getting installation of FIOS at Georgetown Mews.

In House Projects (done by GMOC staff):

- We will continue to repair or replace the front stoops as needed.

- We are in the process of switching garages lights, some spot lights, and other area lights with LED fixtures, which give a brighter light and are more energy efficient.

- We will continue to remove the old carpeting in the vestibule areas and replace it with the rubber beige colored tiles for easy cleaning and to eliminate the smell of the old carpet.

STAR Rebate Program:

Please be advised that NYC is requiring everyone to apply for the STAR rebate.

Please visit their website at www.tax.ny.gov/pit/property/star13/default.htm.

Circuit Breaker panels should have been replaced by December 31, 2015. If you have not had this work completed, YOU MUST get it done ASAP. You are in violation of your proprietary lease.

CAR WASHING is NOT permitted on the property. Standing water attracts both West Nile and Zeka mosquitoes, there fore please empty the kiddy pools everyday.



NYC Sanitation update: -In order to obey the NYC Sanitation request we no longer can place garbage bags or bulk garbage or any type garbage at the curb. IT MUST BE PLACED on the Corporation's property, so please leave your bulk items on our grass and call the office in order to get it picked up in a timely manner. We thank you in advance for your immediate cooperation regarding this matter. **Reminder : No garbage pick up on major holidays and snow storms.**

Reminder: Pets

Having a pet is a privilege that Georgetown Mews provides, that many other co-ops do not. The House Rules of Georgetown Mews does provide shareholders and tenants with the guidelines for acceptable pet behavior, yet Board Members and the Maintenance Office have received several complaints about pets and pet owner behavior. As a reminder, please be aware:

- ◆ You must register your pet with the on-site office every year and your account will be billed accordingly.
- ◆ No pets are allowed outside without a leash., **This is the LAW.** Your pet must be on a leash at all times, no matter how darling, sweet and well-behaved you think it is, and this covers cats as well as dogs.
- ◆ You must also clean up after your pet, as not doing so presents a health hazard, particularly to small children and pregnant women.
- ◆ You are not allowed to walk your pet on Georgetown property, instead you must walk them at the curb.

Sales: Our sales for the Co-op continues and have been on the rise and are currently at 1bedroom average price is \$190,000 and a two bedroom average of \$255,000. If you require any additional information or have any questions regarding the sales please contact our transfer agent Donna at

Security: A reminder from the Corporation and the 107th precinct that you need to always close lock your windows and doors. If you are going to be away fro a ling period of time, please think about having you mail held at the post office until your return.

Summer Barbeques: **Propane grills are strictly prohibited on the property.** As per the NY state fire code, you grilling **MUST** be at least 15 feet from the building. You must dispose of the cold coals and clean up after yourself. The staff is not responsible to for these items. Have a great summer.