

Newsletter Date
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Parklane Condominium News Letter

Parklane Condominium

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From our President

Looking back to the spring of 2007 when my wife and I first moved in, I am amazed at how far we have come as a building. I, like so many new owners became very frustrated that the things we were promised just never happened. So at the first Annual meeting I attended I joined the Park Lane board and soon found myself swamped with every issue imaginable.

Needless to say I wanted to run back to my apartment and retreat into ownership oblivion. But I couldn't do it. I just cared too much about my investment, my neighbors and my community.

At this point I am glad I stuck it out, not only have we accomplished so much, but it makes me proud to come home at night and to know my fellow board members and myself have worked so hard to make Park Lane a great place to live.

We now have an excellent staff, between Joanne and Carlos as our concierges and Angel as our new building superintendent. These fine people bring an exceptional amount of professionalism with them. Many times I have been asked what happened to the other people? Well, the other people just didn't cut it here, it's really that simple. We wanted the best and now we have it.

We have a new laundry room and not a single complaint since it opened. Look out, and you will see a new roof on the third floor which has made Dr. Blum a very happy man. We have a garden that like the plants and trees will grow each spring and give us a place to relax and enjoy for all. Carpeting on all floors is now being cared for properly and our lobby spit shines from regular cleanings. We can all feel safer now that we have completed our buildings security and we are in compliance with all fire codes and systems.

Once the local law 11 is completed, our buildings façade would have been inspected top to bottom and we would have taken care of all window leaks, cleaning and caulking.

Lovett Realty, since they came on board as our management company, have vastly improved the way our bills are paid, our accounting, how contracts are secured with various vendors, in responding to building plumbing problems and many day to day issues you and I never know about or have to think about. Mr. Roy Agoney our building manager has just done an outstanding job. We have him to thank for so much.

Moving forward becomes easier and easier with each passing day as so many of the big issues are now behind us. But, we still need your help. We need to hear from you on what you would like for the building or dislike. I challenged Lovett to prove that barbecuing was illegal and they did just that.

I want everyone to know that the house rules are there for all. So that we can all live in peace and harmony and be considerate to each other. If we need to tweak or change them from time to time we will do just that. We represent all of us.

Please save this date, Wednesday November 28, 2012, it will be this years Annual meeting and I need you all to attend. I have asked this time after time and each year a few more people show up. I want all owners to be there!! I want you to hear and see for yourself. Our lawyer Mr. Brian Brown will be there to answer any legal questions. The same, for our accountant, Lovett Realty's accountant, manager and all board members. If ever there is a time for questions and answers and change, it is that night. I hope to see you all there.

Very best regards to all,

Mike Franco

Board President

Inside Story Headline

The Park Lane Condominium offering-book cover boasts an artist rendering of a gorgeous rooftop garden replete with lush and colorful trees and flowers, surrounded by redwood fencing, a pergola fit for a Tuscan farm, umbrella-clad picnic tables and inviting benches. It looks like a veritable oasis just a few floors high in the heart of Kew Gardens. I for one wanted an apartment overlooking such a magnificent scene and it was indeed a selling point that helped me make a decision to purchase my home here. That was five years ago and, unfortunately, it became all-too-clear that the artist rendering was just that and not at all a guaranteed rooftop garden.

Thanks to a very dedicated Park Lane Condominium board, a caring management company and an enthusiastic hard-working staff, the rooftop garden is finally becoming a reality. Instead of overlooking a leaky, black-tarred rooftop with its industrial sized fans and generators—we can all see a newly sealed roof, and walk out onto our wine-colored roof decking with the start of that once unimaginable garden. We have fencing that helps mask the necessary industrial intrusions but better still, we have beautiful trees, colorful flowers, forest green, umbrella clad tables and benches, and comfortable lounge chairs. It's inviting by day and thanks to plant and fence accent lighting, its also beautiful at night.

While our garden right now is only a fraction of the artist rendering, the plan is to expand it every Spring so that eventually the entire rooftop becomes the city oasis we all want. That's why it is so important to have input. Please make suggestions about the garden via the lobby suggestion box or on-line at www.ParkLaneCondominium.com

Here's to continued working together to keep our residential community first class

Sincerely,

John Filimon

VP Park Lane Condominium Board

“Making Cents”

One of the priorities of the Board has been to get the building's financial health in order. This was a vital part of us selecting Lovett as our manager, since they showed great promise in dealing with our books and records. Other managers have failed us in the past, but the Board is happy to report that Lovett has been a great help in achieving our financial goals.

Lovett was instrumental in helping us secure a line of credit of \$200,000 in order to fund some necessary capital projects. Some examples include repairing the damage to the 3rd floor roof, as well as erecting scaffolding around the building to begin compliance with Local Law 11. Since securing the line of credit, approximately \$143,000 has been funded towards such projects.

The Board is also able to announce that due to scaffolding being erected around the building, we can finally have our outer windows cleaned. This has been an issue for anyone who has looked out of their window for years and seen the grime that has accumulated. We were able to negotiate a fee of \$10,000 with the contractor to clean all of the windows.

Along with dealing with the present, the Board is also planning for the future. As a result, the Board has opened a reserve fund. Every month, \$200 will be deposited into this fund in an effort to save for any unforeseen expenses that may come up in the future. This will help divert any future assessments and common charge increases. As of May 31st, 2012, the reserve fund has a balance of \$1,600.

For the most part, our residents have been paying their common charges in full and on time. We realize that in this tough economic climate, every dollar counts, and we'd like to take the time to thank you for your continued support. If you have not already done so, Lovett offers free online payment of your monthly charges. It saves you the cost of a stamp each month, and from having to constantly write a check. Please contact Lovett for further information.

Ed Muradian

Treasurer, Park Lane Condominium