



ATLANTIC CENTER HOMEOWNERS ASSOCIATION

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Long Island City, NY 11101

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ACHA NEWSLETTER

We hope that you enjoyed your summer and remained safe from Covid-19.

While we did not hold an Annual Meeting this year, we encourage you to review the 2020 Financials sent out in August. As the homeowner of record, you can avoid violation fines by understanding our governing documents and informing your tenants and visitors of the rules within our Association. The Association's governing documents are located on our website: www.atlanticcenterha.org.

DID YOU KNOW

- As per our Declaration of Covenants and Restrictions Document. Article 5, Section 3, All structural changes/attachments to your façade (front & back) requires the approval of the Association's Board of Directors and local governing authorities, i.e., Housing Preservation Development (HPD) for governing documents, Department of Buildings (DOB) for permits, and related agencies.
- We are beginning to see an uptick in the sale of homes within our Association. It is the responsibility of each homeowner to provide their realtor, attorney, or potential buyer with the details of their purchase agreements. The Board does not maintain copies of your purchase documents (subsidies, rent stabilization, exemptions with taxes or otherwise.) We recommend that you work with your real estate attorney at the time of purchase, HPD, and the City of New York to obtain your purchase documents.
- We recommend that you check your building's structure to ensure that your basement windows and exterior façade seal is sufficient to prevent water seepage and your entire basement for water damage after each heavy rainfall.
- Our Association's Maintenance, Property & Improvement Committee (MPIC) is looking to compile a listing of vendors for minor repairs. If you've worked with a vendor (plumber, painter, contractor) whose workmanship met or exceeded your expectations, send us their contact details at atlanticcenterha@gmail.com.
- Vandalism and trespassing onto our Common Easements continue to rise. Call the 88th Precinct's Neighborhood Coordination Officer at 718-636-6550 to report suspicious activity.
- Local Law 152 deadline is fast approaching. If you have not satisfied this local law requirement, you have until December 31, 2021 to avoid fines of up to \$10,000.00.
- Local Law 69 requires all multiple dwelling property owners to file an annual report on bed bug infestation. For more information visit <https://www1.nyc.gov/site/hpd/services-and-information/bedbugs.page> to avoid fines of up to \$50.00 per day.

TRIVIA QUIZ

1. How many House Rules exist as an addendum to our governing documents within the Association?
a. 10 b. 11 c. 12 d. 13 e. 14
2. Which items below are not the responsibility of the Association?
a. Capital Improvements b. Chain-link fence to your rear yard c. Propose a Budget
d. Pay Taxes for Common Easements e. Homeowner's Purchase Agreements
3. How many days does a homeowner have each month before late fees get applied to their dues?
a. 5-days b. 10-days c. 7-days d. 0-days e. 15-days
4. Where can a homeowner obtain a copy of their purchase documents specifically subsidized requirements?
a. Housing Preservation Department b. ACHA Board Members c. Department of Buildings
d. Homeowner's closing attorney e. Homeowner's purchase documents
5. How many homeowners constitutes a quorum at our Annual Meetings?
a. 70 b. 69.5 c. 139 d. 100 e. 75
6. Property addresses between 408 Cumberland and 424 Cumberland (even numbers only) utilize which parking lot?
a. Parking Lot A b. Parking Lot B c. Parking Lot C d. Parking Lot D e. Parking Lot E
7. How can a HOR obtain a gate key to their assigned parking lot?
a. Contact the Board of Directors b. Contact Greenthal (the Association's Managing Agent)
c. The 88th Precinct d. Our local locksmith

True or False

8. The Association is responsible for the retaining wall adjacent to a homeowner's property and the common easement.
a. True b. False
9. The Association is responsible for the tie-track adjacent to a homeowner's property and the common easement.
a. True b. False
10. A change to the Homeowner of Record can be made by sending a letter to the ACHA Board of Directors and the Association's Managing Agent.
a. True b. False

Answer Key: 1) E 2) B & E 3) B 4) A, C, D & E 5) B 6) D 7) B 8) F 9) F 10) F

In closing, when contacting Charles Greenthal, be certain to identify yourself as a homeowner of record within Atlantic Center Homeowners Association unit 71D. This will ensure that you get to the right individuals responsible for servicing our property.