



ATLANTIC CENTER HOMEOWNERS ASSOCIATION

c/o The Charles H. Greenthal Group/MGRE
30-30 Northern Boulevard, Suite 400

Long Island City, NY 11101

January 10, 2020

ACHA NEWSLETTER

Happy New Year!

The Board of Directors extend our greetings to you and your family. We would also like to thank you for your assistance and cooperation, last year.

Our Association made great progress and the below summarizes last year in review:

- The Board of Directors attempted to hold our Annual Homeowner's Meeting. While a quorum was not met to conduct business, attendance increased significantly from 2018.
- Facilitated several RFPs (Request for Proposals) for vendors to maintain our Common Easements. As a result, G&C Landscaping was selected to clean and de-weed our Common Easements from March to November. Maintenance does not take place from December to February due to inclement weather conditions.
- Performed repairs within our Common Easement to correct cracks, damaged concrete aprons, sunken asphalt, re-installed lines and numbering to each parking space.
- Updated our website with more useful information (designation/mapping of parking lots).
- Increased inspections by our Towing Company (J&C Towing) to tow illegally parked vehicles which drastically reduced the number of doubled parked vehicles. Report illegally parked vehicles to 347-538-1786 include location, vehicle color, make and model.
- Increased inspections by the Board and Homeowners (foot soldiers) to report infractions/violations or suggestions for improvements within our Common Easements.
- Performed RFI's (Request for Information) to consider solar or electronic gates. Installing electricity at designated gates will enable us to install cameras throughout our lots as an additional security feature. The Board is still in the discovery phase with these considerations.

Do you understand our snow push vendor service? Snow push and de-icing takes place as follows:

- 3 to 6 inches of snow – parking lots receive salt and/or sand treatments.
- 6" or more inches of snow – the snow gets pushed within each parking lot.
- Ice – treatments of sand and/or salt gets applied based on the severity of the lot.

Did you prepare your home for the winter? The 2020 Farmers' Almanac forecast for a cold winter season with increased storms. This may mean frequent freefalling precipitation as well as strong and gusty winds, copious amounts of **snow**, rain, sleet, and ice. Click on this link to review some tips to prepare your home for the winter, (<https://www1.nyc.gov/site/buildings/homeowner/winterizing-tips.page>).

ACHA CONTACTS

Should you wish to contact your ACHA Board of Directors, send your communication to ATLANTICCENTERHA@GMAIL.COM. All communications into our Management Company should be sent to:

- VLIPARI@GREENTHAL.COM primary contact for all queries/requests except billing, 212-340-9389
- KPATTERSON@GREENTHAL.COM primary contact for billing inquiries, 212-340-9394

ACHA HOR CONTACT

Several HOR's have expressed concerns with receiving mailings from The Charles H. Greenthal (our Management Company) and/or the Board of Directors. Moreover, the Board's ability to contact you in the event of an emergency is crucial. To ensure your receipt of timely communications, we ask that you provide Charles H. Greenthal with emergency contact information (current mailing address if different from your property address, email address and phone number).

ACHA UPCOMING EVENTS

Each year the Board of Directors schedules the following events:

- Drainage and sewer cleaning
 - Targeted for the 1st week in June & December of each year.
 - It is recommended that each HOR clean their internal sewer lines in advance of the general cleaning.
- Atlantic Center Homeowners' Annual Meeting
 - Generally held the 2nd Tuesday in June.

ACHA WEBSITE

Our ACHA website, Atlanticcenterha.org contains a lot of helpful information about our Association. On our website, you can find the following information:

- Bylaws, Declarations, Covenants & Restrictions, and House Rules
- Frequently Asked Questions
- Common Easement Mapping (parking lots)
- Contacts
- Ideas and Suggestions Submission

HELPFUL NUMBERS & USAGE

- Call 311 for all non-emergency related situations
 - To report concerns with blocked driveways, noise complaints, rodents (specifically in the front of your property), unsanitary property; inquire and/or request bulk refuse pick-up, etc.
 - To report concerns or obtain information with Sanitation, Transportation, or Parks Department.
- Call 911
 - For emergencies, only, i.e., police, fire, and medical emergencies, etc.
- Neighborhood Community Officers (NCOs) are your local problem solvers for the 88th Precinct, Sector D. The NCOs serve as liaisons between the police and the community, but also as key crime-fighters and problem-solvers in the sector. Call 88th Precinct at 718-636-6511
 - Our NCO officers are:
 - P.O. Christopher O'Neill, Christoph.oneill@nypd.org
 - P.O. James Shaw, James.shaw@nypd.org

For all of the above services, be prepared to report the location and cross streets as well as an explanation of the complaint.