

## Kids Gardening Day Success



Special thanks to the children who participated in Kids Gardening Day: Julie, Rachael, Victoria, Matilde, Inaki, Tobin, Orin, Rafael, and Tehillah.

June 11 was a beautiful Sunday where children, their relatives and neighbors joined us in what was the first Kids Gardening Day. The children worked on the garden corridor between buildings A and B, planting a variety of flowers that bloomed and that were enjoyed by residents all summer long.

The kids chose the flowers they wanted to plant, got their shovels, and immediately started digging with enthusiasm. Older children worked closely with younger kids.

Throughout the event, refreshments and snacks were available. When the work was done, a pizza arrived and was a hit with everyone.

This event was sponsored by the Hampton Court Landscaping and Events Committees, who financed the flowers and food, as well as providing volunteers to work with the kids.

Preparations for the event started early in April, when board members reviewed presentations detailing the site, proposed expenses, and what help would be needed. Thank

you to all people involved; Jim Sibal, Seth Welins, Carol Lacks, and Hector Herrera. And of course special thanks to all the children who participated!

### HANDY NUMBERS

**Security Booth** (718) 849-8214  
**Superintendent** (718) 847-4005

#### MGRE (516) 944-5000

Steve Greenbaum (x253)  
*Presiden & Acct. Exec*  
David Richman (x222)  
*Property Manager*

**102 Precint** (718) 805-3200  
**Con Edison** (800) 752-6633

**KeySpan**  
(800) 222-7359

### 2006-2007 BOARD OF DIRECTORS

Michael Soccio  
*President*

Lisa Soderberg  
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Raul Caba  
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John Santo  
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Lennard Gerson  
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### BUILDING STAFF

Jose Torres  
*Superintendent*

Ramone Moral  
*Handyman*

#### Porters

**Bld A.** -- Carlos Tamayo  
**Bld C.** -- Juan Mateo

**Float.** -- Ahmo Cirikovic  
**Bld B.** -- Becir Cirikovic  
**Bld D.** -- Silfrado Irazary

### MANAGING AGENT

Mark Greenberg Real Estate  
1981 Marcus Avenue  
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T: (516) 944-5000 F: (516) 801-6153  
David Richman Ellen Wells  
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### NEWSLETTER CONTRIBUTORS

Shawn McIntosh Betty McGuinness  
*Editor Production*

Hampton Court discussion group enables residents the opportunity to share information, ideas, and news relevant to HC and our surrounding community. In order to become a member, simply send an e-mail requesting a subscription to: [hcourt-subscribe@yahoogroups.com](mailto:hcourt-subscribe@yahoogroups.com) or contact Shawn McIntosh, the group moderator, at [smac55@rcn.com](mailto:smac55@rcn.com).

Visit the Hampton Court website at [www.geocities.com/hcourtus](http://www.geocities.com/hcourtus)

# Hampton Courterly

Fall, 2006

## Finding Cost Savings at Hampton Court

Board President Michael Soccio and Board Director and Treasurer Raul Caba outlined several important projects at the last shareholders' meeting that have been underway in order to reduce some of the costs at Hampton Court. The meeting was standing room-only despite the heat wave in August.

Part of the work has already been done, with the installation of energy-efficient light bulbs. It is estimated that we will save approximately \$40,000 per year in electricity costs by using the new bulbs.

The Board is also examining ways to decrease expenses in major areas such as labor, energy, repairs and facility maintenance.

The Board began a work-study project to gain better insight in the day-to-day work being done by our staff. The study will aid the Management and Board in designing a system where our staff will be able to work more effectively and efficiently.

Some of the key areas in reducing our work maintenance expenses, which will start in January 2007, include the following:

- We will only hire temporary workers after the Board and Property Manager have reviewed the need for such hiring.
- In order to lower overtime expenses, requests for overtime will be approved by the Board.
- All facility expense requests in excess of \$1,500 will require pre-approval.
- Competitive bids will be necessary from suppliers/vendors to ensure we are getting the most value for our money.
- Sub-contracting work will be reduced as much as possible.
- The Board will now review all contracts.
- An inventory system will be implemented to monitor our facility supplies.

A heating and energy study has begun, and residents will be getting surveys that will give us valuable information on energy use and needs. The Board is seeking ways of reducing our need on gas and oil, one of our major expenses, and the information you provide through the survey will be crucial to make sure we can do that.

Coming soon to our property will

be a new state-of-the-art security system. We will be installing 30 high-definition digital cameras on our property, including the basements, and a new recording system.

The PowerPoint presentation that Michael and Raul used to highlight the information they gave can be found in the "Files" section of the Hampton Court Yahoogroups (<http://groups.yahoo.com/group/hcourt/> --learn how to join the online group elsewhere in this newsletter if you're not already a member).

Soccio said at the meeting that the Board believed in fostering an atmosphere of transparency and openness between the Board and residents. "We are all part of the Hampton Court community," he said at the meeting. "I want to get us away from a culture of 'me, me, me' and encourage a culture of 'we, we, we.'"

The Board believes strongly in its duty to find cost-cutting methods and develop new ideas to reduce our expenses without reducing any of our current services, and we feel that these measures are a good first step in that direction.

## OPERA EXTRAVAGANZA

The 2nd annual summer concert was held on our great lawn on Sunday, Sept. 17. The West Side Winds woodwind quartet returned to Hampton Court, just as the swallows of Capistrano return every year, except this year the band brought guest artists from Opera on Tap. Tricia Dunn is the flutist for West Side Winds and a Hampton Court resident. The day was filled with sunshine, residents, friends and beautiful music. We wish the day had never ended. We hope to see the quartet back next year.



## Featured Feline Tater #C1L



My name is Tater and I have lived here for the past six years. I love living here because I get to watch the squirrels fly from treetop to treetop and the sounds of cooing pigeons. I'd like to ask all feline owners to be respectful of neighbors by following a few simple rules:

- Keep my litter box clean to prevent odors from seeping into our neighbors' homes
- Please double bag the trash when changing my litter box
- Please do not throw my soiled litter down the compactor (when the litter lands in the basement it explodes and tosses litter all over the compactor room. The loose litter causes the compactor to malfunction and makes our Porters clean up after me).

*Meow-Chow*  
-- Tater

**Note from the Board:** Thank you Tater for your thoughts. We will be placing trash receptacles in every building so that your owner and others can dispose of kitty litter in the basement.

### Laundry Etiquette

A number of residents have raised concern about their respective laundry facilities. Apparently, we have washer and dryer hogs. Because this is a co-operative residence, a few basic courtesies can go a long way in making a nasty chore an easier task:

- share the machines
- make sure to remove your clothes from the machines in a timely manner (leaving someone waiting is not nice)
- don't monopolize the machines for hours on end
- clean up any spills you make
- properly dispose of empty laundry bottles, drier sheets, etc., in the trash receptacles

### Some Like It Hot: Heat Survey Coming

The Board is continuing to explore energy-saving methods. Many residents say their apartments are too hot, while others report feeling cold in their homes during the winter months.

In an attempt to resolve the situation and to save energy, a better understanding is needed of the problem areas. A "Heat Survey" will be sent out shortly to all residents asking for information about your particular apartment. The analysis of this survey will help our experts to determine how we can improve the situation. Please fill it out accurately and promptly so we can begin this important work.

### Using Maintenance Request Forms

Maintenance Requests Forms for all resident repairs was implemented July 1, 2006. John Santo, Board Secretary and Director of Maintenance, has been asked to track all requests and provide the Board with a monthly report. This new system has helped our staff to work more efficiently and effectively.

July results indicated an average wait period of two days for work to be completed, and the feedback we have received from residents with this new system has been positive.

Forms are available at the security guard's booth. If you are a shareholder print your name, unit number and a phone number where you can be reached to schedule a visit; provide a number that is your daytime phone number.

If you are not a shareholder, provide your information as above, and also the shareholder's contact information. It is much better if you also notify the shareholder yourself to let them know about the problem you have identified. In both cases you should list the problem that you are having.

If you have more than one maintenance problem, use a separate form for each problem. This will help our record-keeping.

Maintenance Request Forms should be filled out for other types of needs as well, including if you need a new key, if you want a deposit returned and if you see a problem that is not in your apartment (for example, torn hallway rug, overhanging tree, etc.). If you have any questions please feel free to call John Santo at (718) 849-1869 or leave a note for him at the Security Booth.

### PARTY PLANNING

The Community Events Committee, working in conjunction with our residents, is planning this year's Halloween party.

Anyone wishing to volunteer their time to help arrange the party should contact Marion Loeb, via her mailbox located in the security booth. The date of the party will be Sunday, October 28, 2:00--3:30 in Building B meeting room.



### KEW GARDENS COMMUNITY CENTER

The center is funded by the Queens Borough President and labels itself as "a Place for All Seasons." Classes and activities begin at any time during the year and offer life-long learning for adults through peer-led classes and activities.

Classes include foreign language studies in Spanish, Italian, French and Yiddish. There's creative writing, poetry, and actors' workshop, choir, art appreciation and watercolors along with Tai Chi, yoga, exercise and stress reduction.

Activities include a book club, movies, cards, scrabble, chess along with a computer lab, special events, lectures, parties and more!

Pick up a schedule or call for more information at:  
80-02 Kew Gardens Road, Suite 202  
(718) 268-5960

### Special Thanks to . . .

A good part of what makes living in Hampton Court special are the residents who volunteer their time and effort to make our lives here better. The Board of Directors would especially like to thank the following people:

Celeste Nodell and John O'Rourke must be thanked for their years of service and dedication to Hampton Court. They have truly been guardians of our community during their tenure as members of the Board of Directors.

Ben Whitney has graciously agreed to be our Administrator of Security. In this capacity, he will be working with the Board overseeing day-to-day security issues.

Our new Building Captains, who have volunteered to further communicate resident needs and concerns to the Board. Our Building Captains are:

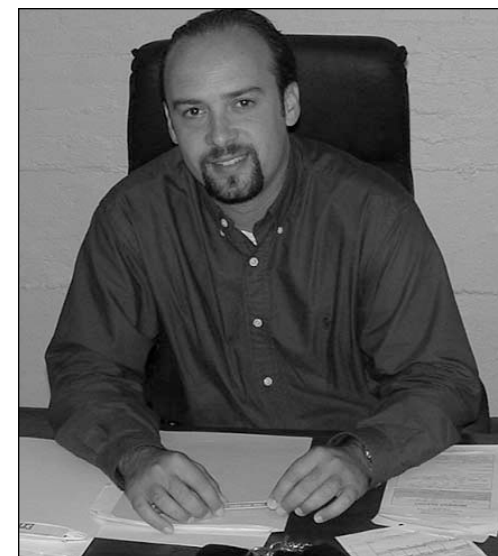
**Building A**  
Alice Roberts  
Philip Swan

**Building B**  
Danielle Silva  
Ruth Trusty

**Building C**  
Carol Lacks  
Ann Seiley

**Building D**  
Candy Gallagher  
Starr Martinez

## Hampton Court Welcomes New Property Manager



*David Richman is Hampton Court's new property manager as of Sept. 1.*

David Richman became Hampton Court's new property manager on Sept. 1, replacing Jim Cotter.

Richman will be at Hampton Court on Friday's from 10-11:30 a.m. in the basement office of Building D and welcomes calls and questions from residents.

He has over 10 years' experience managing properties in Manhattan and Queens, including luxury properties, and has been at MGRE for a little over a year.

"I look forward to working closely with the board to achieve their goals for Hampton Court," Richman said. He said he will be

especially focusing on cost-savings for residents, which will include keeping careful track of contractor bills, supplies, and work done at Hampton Court.

He said he also wants to make sure that shareholder complaints and issues are handled in a timely, professional, and courteous manner, and he looks forward to working with the Board on continuing to improve Hampton Court.

Richman can be reached on Fridays from 10-11:30 at (718) 847-4005. On other days, he can be reached through the MGRE office and his assistant, Ellen Wells, at (516) 944-5000, ext. 222.