

Shareholders are the proud co-owners of . . .

# Montclair Gardens, Inc.

Newsletter

April 2014

*From The Board of Directors*

*GOING UP! Our elevator modernization project is finally off the ground. We hired the engineering/consulting firm Vertical Systems Analysis. They inspected our seventy year old elevators and reported that 75% of the old mechanics would have to be updated in order to meet current city codes. Once the tentative plans were approved, eight elevator companies sent in bids – on which there were many variations, (i.e. price, time to draw up plans, installation & down times, cab rebuilding or cab remodeling, etc.) The Board had to analyze all the proposals with the guidance of our consulting firm. Once this list of eight was scaled down by half, the remaining companies had a final chance to lower their price and better their offerings. The project was awarded to Eltech Elevators. Then the complex task of analyzing the nearly 100-page contract agreement commenced. After careful reading, many arguable and unacceptable clauses almost broke the deal. Our legal firm stepped in and threw out the entire original agreement and started over. Result? A new, 132-page contract agreement was signed. Currently we are approving mechanical drawings so that parts may be ordered and manufactured. Physical installation work will begin in June. We will be holding an informational meeting soon for all residents to attend. Come meet your consulting engineers, elevator company, and legal reps who will explain in detail the work and the compromises we will have to endure during this modernization that will greatly enhance the over-all value of Montclair Gardens, Inc.*

**See page 2 for more**



## Our Newest Shareholders

Please welcome our newest shareholders:

Marion Pope	#424
Susan Kang & Steven Koskela	#102
John 'Sandy' Needham	#602
Stephen Nunez & Nell Beekman	#403

## Homeowners Insurance Renewal Notice

Insurance coverage must remain continuous and current. Shareholders who fail to submit their insurance renewals within 15 days after the date of expiration will be charged \$150 as per The House Rules for non-compliance. *As of January 1, 2011 no credits will be issued for late submissions.*

**What to submit:** Your policy's Declaration Page naming Montclair Gardens, Inc. as additionally insured.

**Submit Declaration Page** directly to Joan Barnett, Board Treasurer - Apt. #208 or email to: [montclairgardens@gmail.com](mailto:montclairgardens@gmail.com). If have already done so, please disregard this notice.

**Expired: 122, 328, 329, 401, 402, 524, & 622**

*Above units may be charged a non-compliance fine.*

Expiring in April:	Expiring in May:	Expiring in June:	Expiring in July:
127	304	221	223 501
524		606	303 504
601			307 509
			322 523
			404 525
			422 625
			424 629

### New Shareholders

Home Owners Insurance must be submitted immediately following Closings.

## **New Work Order Forms**

A newly formatted Service Work Order Form can now be found in the South wing at door #S3. This form is first recorded by an in-house agent before being sent to Management for assignment to the proper service provider. Please fill out all required fields before slipping form into the drop box.

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## **National Grid - News Release**

**NATIONAL GRID ENCOURAGES CUSTOMERS TO "USE THEIR SENSES" AND BE AWARE OF GAS LEAKS AS SPRING THAW BEGINS**

March 24, 2014 – As the spring thaw begins – following a record cold winter season for the Northeast – National Grid reminds customers what actions they should take if they suspect a natural gas leak and how to avoid exposure to potentially deadly carbon monoxide. The frigid temperatures, and now the current season of repeated thawing and freezing, can also have an impact on underground pipe systems as well.

**Use Your Senses** - Since natural gas leaks are often recognized by smell, sight or sound, National Grid encourages customers to “use their senses” to stay vigilant about potential gas leaks.

**SMELL** – Natural gas is colorless and odorless. A harmless substance called mercaptan, which has a distinctive, pungent odor, similar to rotten eggs, is added so that you’ll recognize it quickly.

**SIGHT** – Outdoors you may see a white cloud, mist, fog, and bubbles in standing water or blowing dust. You may also see vegetation that appears to be dead or dying for no apparent reason.

**SOUND** – You may hear an unusual noise like roaring, hissing or whistling.

**If You Suspect a Natural Gas Leak, Contact your Super immediately or National Grid: 1-718-643-4050**

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## **Building Access Security**

Keeping your Montclair Gardens home safe, your eyes & ears are the primary safety instruments. If you see anything suspicious contact Management or your Super immediately. Recently, a homeless man was discovered to have accessed the building and was sleeping on the inner stairs and only a few calls were reported, But it was later discovered that a few residents just stepped over this person. Do not allow anyone unknown to you to gain access to the building through any of our doors. If you are in doubt of a person’s identity, walk away from the door until the person(s) have cleared. Never open your door to anyone, nor buzz anyone in you do not know and contact your Super and Management immediately. Until such time when we can afford dedicated personnel such as a doorman to constantly monitor the surveillance cameras, we are all the primary sources for building security and alertness. Finally, no solicitators are to roam the halls. If you see anyone soliciting, call your Super to have them removed.

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## **Going Up**

During the Elevator Modernization Project there will be shut downs of our elevators. Our contractors will attempt to maintain at least one elevator running at all times during the project’s term. Therefore, we must all try and assist those residents who may not be able to negotiate the stairs. Become an on-call buddy for a neighbor: Perform grocery and/or pharmacy runs; assist with carrying items up the stairs, etc. Rest Stations will be implemented on each floor. Other ideas to alleviate burdens will be discussed at the up-coming Informational Meeting.

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## **Bike Storage and Party Room**

There are bike storage slots still available. A sample of the Biker Storage Rental Agreement can be found at [montclairgardens.org](http://montclairgardens.org). Do keep in mind that once the new elevators are in service, no bicycles will be permitted in the elevators. Space is limited so act now. The Shareholder Meeting Room, when not in use, is available for your private functions. Contact Management to request a Rental Agreement for either rooms. You may be asked to provide an email address. Note: To rent/reserve the Party Room the host must be a resident of Montclair Gardens, submit in advance a Rental Agreement for approval along with rental fee and security deposits paid in advance.