

# *Berkeley Grapevine*

*January, 2021*

*Volume 91*

## **BOARD NOTES FROM THE MEETING HELD ON DECEMBER 15, 2020**

Due to the coronavirus, the Board meeting was held virtually via Google Meet. Ms. Eckhardt served as chair and called the meeting to order at 6:30 PM.

1. The Board reviewed and approved as written the minutes of the November 17, 2020 Board meeting.
2. Mr. Rivera reported that bicycle racks are being installed in the 78th Street bicycle room.
3. The Board is looking into upgrades to the intercom system.
4. Ms. Eckhardt reported that "Amazon Business Key" has been incorporated into the intercom system. This will allow Amazon delivery people access to the buildings to leave packages at the recipient's door.
5. Mr. Lister and Mr. Sahr are working with NY Contracting to finalize the contract for interior waterproofing and repairs. Work will begin as soon as the contract is finalized.
6. We are still waiting on Department of Buildings approval to start the gutter work at the bay windows in the 78th Street building.
7. Two replacement window samples have been delivered to the building. We are still waiting for a sample from Crystal Windows.
8. Mr. Yablonsky reported that an agreement has been reached with Fowler Laundry Solutions to replace the gas dryers in 35th Avenue and 77th Street with new electric dryers. Fowler will also upgrade the electric service to support the new equipment. Fowler's existing contract will be extended for three (3) years. The Co-op retains the right to terminate the contract at any time, with a prorated payment to Fowler for their capital expenditures.
9. Ms. Prevost reported that she is meeting with mechanical engineers to obtain proposals for upgrading the laundry rooms.
10. Ms. Russel reported that the admissions committee has approved 2 sublets and 1 sale, and that 2 additional sales are being reviewed.
11. Ms. Eckhardt reported that the communications committee is in the process of preparing a new newsletter.
12. The Board reviewed the Co-op's current cash position.
13. Mr. Yablonsky distributed a proposed 2021 operating budget for the Board's review. The budget, as presented, does not require a maintenance increase. The Board agreed to review the budget, and provide Wavecrest with any comments and questions, before moving to adopt.
14. Ms. Chin reported that she has applied to the State for a refund of Berkeley funds that may be in their possession.
15. Ms. Prevost reported that she is working on finalizing plans for repairs to the columns at the building entrances, and replacing wallpaper in the lobby vestibules.
16. The Board previously scheduled its' next regular meeting for January 19, 2021, at 6:00 PM.

There being no further business to come before the Board, at 7:20 PM. Ms. Eckhardt accepted a motion to adjourn.

**End of Board Notes**

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## OTHER NEWS ITEMS

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### HAPPY NEW YEAR

The Berkeley Board wishes our residents a very Happy and Healthy New Year. Please keep safe and remember to self-distance. Please follow the COVID rules we have in place to protect our neighbors.

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### PROTECTING OUR PACKAGES

Package theft is a problem all over the city these days. People turn to criminal acts for an assortment of reasons; some steal to raise cash in hopes of solving their financial difficulties, and others do it for grins and kicks, and that's just two explanations. Protecting packages delivered to the Berkeley can benefit from everyone's help. When picking up your mail, why not look for parcels belonging to people you know personally and bring them to their door. In cases where you do not know the recipient, and they live on your floor, look at it as an opportunity to meet them. Perhaps they're home but don't know they have a package in the mailbox area. The point is: boxes sitting at the mailbox area are the low hanging fruit for thieves, and they are less likely to wander the hallways looking for loot. Taking some personal responsibility is just one option. NYPD's Crime Prevention Division has a few additional recommendations:

- Always track your shipment online.
  - Choose a shipping option that requires a signature for delivery.
  - Schedule packages to arrive when you are home or arrange to ship your parcels to a location where a friend, relative, trusted neighbor, or building super can accept them on your behalf.
  - Ship packages to your place of employment.
  - Request the delivery service hold your package for pick-up at their facility.
  - Utilize deliveries to retailer provided lockers or carrier-provided alternate drop points where you can go to pick up your item.
  - Utilize free services that track packages, redirect packages to convenient locations for pick-up, and request vacation holds.
  - Some shipping companies utilize tracking services, including shipping status notifications and delivery schedules. Check to see if these services are available in your area.
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### INTERIOR LEAK REPAIRS

We will be starting the interior leak repairs on January 4th. These leak repairs are not reflections of inferior work done during the significant repointing project we completed several years ago. During the repointing project, we did not replace the three wythes<sup>1</sup> of brick on each building. We only addressed the areas where leaks appeared. Dealing with leaks will be an on-going issue for our buildings and will be addressed as they arise.

NYC Contracting is the vendor we have hired to complete the leak repair work. The contractor will be doing two apartments per week. I have checked my contact information list and am missing quite a few telephone numbers for apartments scheduled for leak repairs. The contractor needs your contact information to schedule a time/date for your repairs. If they cannot contact you when your apartment comes up for scheduling, you will go to the end of the list.

If you have not already done so, please complete the attached contact form and return it to Carlos ASAP. This also applies to renters because they will need to gain access to your apartment to get the work done.

Please note that the interior repair work will take approximately 3 to 5 days, depending on the amount of damage that needs to be repaired. Anne Eckhardt

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<sup>1</sup> "Wythe" is a term used to describe a continuous vertical section of masonry work: <https://abbotbuilding.com/understanding-wythe-masonry-restoration/>

## THE HEAT IS ON

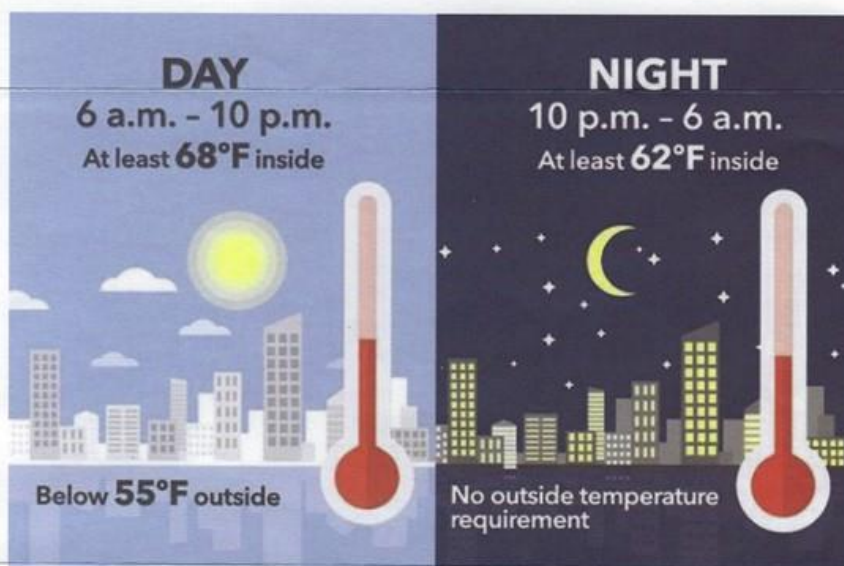
A number of calls, questions and comments have come up regarding how much or how little heat residents are getting in their apartments. The temperature requirements are spelled out in the following communication from Wavecrest. These guidelines will help you determine if you are experiencing a problem with the amount of heat in your apartment and how to report it 24/7. Keep in mind that you should call Carlos first and if you don't hear from him in 30-60 minutes or if it's outside business hours, you can escalate the call by contacting Wavecrest as stated in this letter.



Dear Wavecrest Resident –

The cold weather season is upon us! As a reminder, our offices are open Monday to Friday from 9:00AM to 5:00PM. To contact us regarding maintenance and repair issues, please send an email to: [repairs@twmt.net](mailto:repairs@twmt.net) or call (718)463-1200 extension 7993, to speak to one of our team members in the maintenance department.

*If you experience an emergency (such as a water leak or lack of heat / hot water) during non-business hours, please call (718)692-7178.*



During the day (6:00AM to 10:00PM) the temperature in a unit must be at least 68 degrees when the weather is below 55 degrees.

During the night (10:00PM to 6:00AM) the temperature indoors must be at least 62 degrees. There is NO outside temperature requirement.

Residents are also entitled to receive hot water at 120 degrees year-round.

For more information, please visit: <https://www1.nyc.gov/site/hpd/news/086-19/hpd-start-the-2019-2020-heat-season-nyc#/0>

Thank you for your tenancy.

87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418  
(718) 463-1200 • Fax (718) 850-2790 • [www.wavecrestmanagement.com](http://www.wavecrestmanagement.com)

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## HOLIDAY TREES

Now that the holidays are over, we ask all residents who will be disposing of their holiday trees to be careful when bringing them out of the buildings. Care when disposing them is especially important because the needles are dry and likely to scatter. We suggest wrapping the tree in either a large trash bag or an old bed sheet to prevent this. Lastly, take them out of the buildings via the basements rather than the lobbies. If you have any questions, the maintenance staff will be happy to answer them.

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## VIRTUAL MONTHLY TOWN HALL

The January Virtual Town Hall, open to all shareholders, will be held at 7 PM Thursday, January 28<sup>th</sup>, and hosted by the organizer, Roy Sirengo. The town hall is a forum where you can ask questions and share information with your neighbors. You may post questions for the January meeting on the Google Group. The Board may be contacted for answers to pertinent questions. The meeting uses the Zoom conferencing software, which allows one to either call in or attend via web-conference. Login details and an agenda will be posted on the Google Groups a few days before the January 28th meeting.

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## THE GARDEN COMMITTEE

If you are interested in joining the Garden Committee, volunteering for garden workdays, adopting a plot, donating, or have further questions, please contact: Katherine ([howfelice@gmail.com](mailto:howfelice@gmail.com))

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## THE BERKELEY SOCIAL CLUB

Until further notice, all events have been postponed



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## SCHEDULED BOARD MEETINGS

The dates for the next Board meetings are on Tuesdays, January 19, February 16, March 16, April 20, and May 11 (Annual Meeting). Due to the coronavirus, the Board will not be meeting with residents. If you have a topic you would like to discuss with the Board, please email the Board at [berkboard@gmail.com](mailto:berkboard@gmail.com)

*Contributors to this issue were Fred Fishel, Anne Eckhardt, Marina Pomeroy and Katharine Howard. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at [berkownersnewsletter@gmail.com](mailto:berkownersnewsletter@gmail.com)*

### **BERKELEY — IMPORTANT CONTACT NUMBERS**

Carlos Rivera, Superintendent: **646-403-2558**  
Milton Zavala, Asst. Super **646-403-5093**  
Office: **718-424-0040**  
Superintendent email: [superberkeley@gmail.com](mailto:superberkeley@gmail.com)  
Board E-mail address: [berkboard@gmail.com](mailto:berkboard@gmail.com)  
Newsletter E-mail address: [berkownersnewsletter@gmail.com](mailto:berkownersnewsletter@gmail.com)  
Berkeley Google Group/Listserv: [Theberkownerscoop@googlegroups.com](http://Theberkownerscoop@googlegroups.com)  
Berkeley Website: [www.theberkeleycoop.com](http://www.theberkeleycoop.com)

**Management Company:**  
Wavecrest Management Team Ltd.  
87-14 116<sup>th</sup> Street  
Richmond Hill, NY 11418  
Main Office Phone — **718-463-1200**  
FAX — **718-850-2798**  
Jay Yablonsky — **718-412-3749**  
Yolanda Cuadrado — **718-412-3755**  
Email: [Berk052@twmt.net](mailto:Berk052@twmt.net)  
Emergencies (Eves., Wknds. & Hols.): **718-692-7178**

# The Berkeley

*Berkeley Apartments*  
35-25 77<sup>th</sup> Street

*Berkeley Hall*  
77-12 35<sup>th</sup> Avenue  
Jackson Heights, New York 11372

*Berkeley Gardens*  
35-24 78<sup>th</sup> Street

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## CONTACT DATA FOR WAVECREST COMMUNICATION AND REAL ESTATE TAX INFORMATION FOR NYC/NYS

**Please Print Clearly**

**Return form to Anne Eckhardt at [55AMEckhardt@gmail.com](mailto:55AMEckhardt@gmail.com) or give it to Carlos Rivera**

The Berkeley is implementing a "BLAST" email/text message systems regarding announcements pertaining to our buildings. Please complete the form below in order to have access to important building information.

Address: ☐ 35<sup>th</sup> Avenue ☐ 77<sup>th</sup> Street ☐ 78<sup>th</sup> Street Apt.: \_\_\_\_\_

**Shareholder / Resident 1 name:** \_\_\_\_\_

Email address Resident 1: \_\_\_\_\_

Cell phone # Resident 1: \_\_\_\_\_

**Shareholder / Resident 2 name:** \_\_\_\_\_

Email address Resident 2: \_\_\_\_\_

Cell phone # Resident 2: \_\_\_\_\_

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**Emergency Contact Info for residents who live alone** (In case of emergency, who should we contact on your behalf):

Name of contact: \_\_\_\_\_ Relationship: \_\_\_\_\_

Cell Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_

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**For NYS/NYC Real Estate Tax Abatement purposes, is this apartment your permanent residence?**

☐ **YES**

☐ **NO**

**Please make sure you apply for the NYS STAR program. You can find the information at the following link <https://www.tax.ny.gov/star/>**