

HWG NEWSLETTER

Volume 1, Issue 1

April 1999

- **Management Office:**
John Caracciolo
718-479-5454
- **Maintenance:**
718-479-8961

Please check your monthly maintenance schedule for office hours

- **Newsletter Layout:**
Inge Etzbach
718-465-0233
- **Community Contact**
Kathy McDonough
718-217-8741

If you are interested in working on this Newsletter, please contact us.

Did you know that:

Holliswood Gardens consists of

- **262 apartments.**
- **64 are owned by the Sponsor**
- **195 are individually owned.**
- **Of these 195, 115 are occupied by the owner and 80 are rented out.**

Holliswood Gardens has been without a newsletter for several years. We would like to start again with the publication of a quarterly newsletter to keep you informed about what is going on in our complex.

After reports from the Board of Directors and the Administrator, we may add, in the future, other things of interest to homeowners and renters, like garage to rent, babysitter wanted, looking for walking companion, etc. Your input and interest is appreciated. Please call Kathy with your suggestions and let her know any items which you would like to see in the HWG Newsletter.

The Board of Directors reports:

The Board of Directors has elected Ms. Inge Etzbach to the Board. We are sure that she will be an asset to Holliswood.

In December of 1998 the sponsor, HWG Realty Co., sold his unsold shares to Chester Holliswood, now the current sponsor. Chester Holliswood is going to work closely with the Home Owners Association, and we are looking forward to a mutually satisfactory relationship.

Recent sales have brought \$65,000 to \$70,000 for two-bedroom co-ops, and \$50,000 to \$55,000 for one-bedroom co-ops, depending on the condition of the apartments.

Shareholders who are renting their co-ops receive \$1,000 – \$1,100 for two-bedroom co-ops and \$800 – \$850 for one-bedroom co-ops per month.

Our on-going capital improvements have progressed well. We are now in

the final stage, having contracted to do brickpointing of all buildings. We have completed the following:

New roofing, leaders and gutters, all new boiler rooms, rebuilding of catch basis and repaving of driveways, as well as new garage doors and trim.

We are happy to report that Holliswood Gardens is in good financial shape.

Here are the names of the people currently serving on the Board of Directors:

Gerald Lodato, President
Debra Gambino, Vice President
Nicholas Botta, Treasurer
Horace Fuller, Secretary
Josephine Clifford, Asst. Secretary
Inge Etzbach, Director
Philip Salomon, Director.

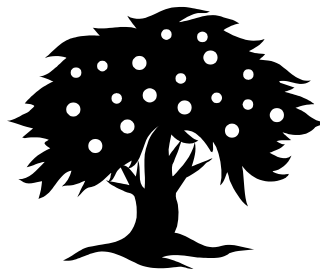
Pres. Gerald Lodato

From the desk of the Management Agent

I wish to welcome all new residents to Holliswood Gardens. I hope you will enjoy the comfort of your new home.

I would like to take this opportunity to make you aware of some house rules and some basic courtesies that will make living here more comfortable for everyone.

1. There is no off-street parking except for garages.
2. Please refrain from walking across grass, use walkways. Absolutely no feeding of birds or stray animals.
3. No signs are allowed on porches or in windows.
4. During summer months all activities such as barbecuing, children’s pools or games must be confined to the rear grass areas of the buildings, not in the courtyards or front lawns.
5. We all find flyers for advertising on our stoop annoying. Unfortunately, there is no legal action to stop them from being distributed. Please pick them up and dispose of them properly. Do not kick them into the bushes or just step over them.



6. Be considerate of your neighbors with regard to noise levels, and discourage friends and relatives calling for you from blowing their auto horns but ask them to ring your bell instead.
7. When using laundry rooms, clean up after yourself. No drying of clothing, rugs, etc. on railings or outside windows.
8. Please take your trash directly to the dumpsters, do not leave it on the porch or put it out rear windows.
9. Please try to park with consideration to others, do not take up two spaces.
10. Separate your mail left in vestibule and be considerate not to step on your neighbors mail.

We plan to keep you aware of planned repairs and other news pertaining to Holliswood Gardens. Please do not hesitate to contact me if you have any questions.

John Caracciolo

Important Telephone Numbers

Police	911	Fire Emergency	911 or 847-6600
Quality of Life Complaints	1-888-677-LIFE 1-800-677-5433	Queens District Attorney	268-6315
107th Precinct		Dept. of Consumer Affairs	212-487-4051 or 52
71-01 Parsons Blvd.	969-5100	Animal bites	212-676-2483
community policing	969-6377	Stray animals	718-997-6331
community affairs	969-5974		
detective unit	969-5998	Libraries	
Crime prevention	969-5998	89-11 Merrick Blvd.	990-0700
Crime Stoppers	1-800-TIPS	187-05 Union Tpke	454-2786
Crime Victims Help Line	1-212-577-7777	Hollis Branch	465-7355