



Shareholders Meeting: Report

The Twentieth Annual Meeting of Shareholders of the Holliswood Owners Corp. took place on November 21, 2002 at the Holliswood Jewish Center on Francis Lewis Boulevard.

After an introduction by each Board Member, the current Board was re-elected without opposition. It now consists of the following members:

Phil Salomon, Gerald Lodato, Debra Gambino, Inge Etzbach, Robert Hoskins, Daniel Davis and Leslie Shepperson. Leslie is a new member on the Board and was welcomed by the President.

Following the election the Board made a presentation as to the accomplishments

since the 2001 Shareholders Meeting, listing all completed jobs. We are in good shape with sufficient reserves to handle emergencies. The complex has in the last few years undergone all major improvements like paving, new



boilers, new roofs, brick pointing, etc. and is now in the maintenance mode. At the current time all flat roofs are being checked for open seams. If you should experience any kind of water damage resulting from roof issues, please notify the office.

The office is also acting

upon some issues which were brought up: the steps from the Marengo Court down to Dunton Ave. will get new railings, front doors will be replaced on an as needed basis, and a letter will go to the appropriate city agency on office stationery regarding the trees (on private property) which overhang the street and cause hazardous walking conditions, especially at night.

John the Manager is available every day from 8—4 at the office on Pompeii Ave. If you have any questions or concerns, please contact him. John is known to take care of any problems which come up in order to keep Holliswood Gardens the pleasant, well-kept complex it is.

Plans for the Year 2003

We are planning to clean out a storage room near the office and turn it into a bicycle room where bicycles can be stored and locked up.

The complex has a few, hopelessly cluttered storage rooms which are a fire haz-

ard. Starting soon these storage rooms will be cleaned out (after a letter to residents to remove their



belongings). Abandoned items will be discarded, the walls painted, areas marked off on the floor, and the storage spaces will be assigned to shareholders on a first come first served basis. Only shareholders will be considered due to the little space available.

Management Office:

John Caracciolo 718-465-9544

Newsletter Layout:

Inge Etzbach 718-465-0233

If you would like to work on this newsletter, please speak up!

Special points of interest:

- *New Bicycle Room planned*
- *Reorganized Storage Rooms*
- *Laundry Rooms were just painted*
- *Flat roofs are being checked & tarred*
- *Free notarizations to all shareholders during normal office hours courtesy of John the Manager.*

New Year—Old Problems

Some complaints are coming up again and again. Living in a well-kept and civilized environment requires a healthy dose of respect for other people's rights and also adherence to some sensible rules. So, even though we said this before, **here is another reminder:**

1. Holliswood Gardens was built in 1956 and is not very soundproof. Please be considerate of your neighbors by keeping TV, radio and phone ringer volumes down. According to our house rules residents may call the police if there is excessive noise after 10pm
2. The plastic sleeves with flyers are inevitable—like death and taxes—they keep on coming every Saturday. Please take them to the dumpster

first chance you get. Nothing looks more rundown than a complex with flyers all over!

3. Please do not use laundry rooms before 8am and after 11pm. Remember that the residents living above the laundry rooms can hear running machines and conversation.
4. Speaking of laundry rooms: please remove your clothes as soon as the cycle is completed and leave the room in a neat condition.
5. Nothing is to be stored on the front porches except perhaps a flower pot, and no items may be hung on the railing. No bicycles, no babycries, no toys, no kidding.
6. Please observe the "Keep off Grass"

signs and use the walkways. Children may play on the lawn in the back of Marengo Street and all summer activities should take place there.

6. Do you have smoke detectors? You should. They are the responsibility of the residents. And how about fire extinguishers and escape ladders for upstairs apartments? Better safe than sorry!
7. And last but not least—every owner should have a homeowners insurance to cover liability claims from other residents in case of accidental damage. Renters should also carry insurance for the contents of their apartments. That's all, folks!

Our website www.holliswood.com

Have you looked at our website lately? It has been redone recently and sports a slide show to the tune of "New York, New York, A Wonderful Town" (for those who have speakers), a print of the Holliswood poem, a photo gallery with pictures of the complex, with gardens and entrance ways and benches. Also links to other interesting sites in Queens and

maps of the area. Looks really good. In fact, a number of sites in Queens have put in links to our site, and we are even listed in a few real estate sites, probably because we are an asset to Queens. We have had more than 2000 hits this year. If you have ideas for inclusion into the website, please call 718-465-0233.

The resale value of apartments in Holliswood Gardens is now between \$90,000-\$110,000 for one-bedroom apartments, and \$110,000-\$135,000 for two-bedroom apartments.

Holliswood Gardens is doing well and is thriving. We hope that you feel at home here!



Happy Holidays and Welcome to our new Neighbors!

We welcome the following new shareholders who have moved in between November 1, 2002 through November 8, 2002:

Dunton Ave: Dale Swain, Mehrdad Tikrani, Mary B. Mincy, Ofer & Hannah Cohen, Erroll & Johanne Byer, Aaron & Shire Koller, Kenneth & Mira Wachstock, Bini & Naomi Maryles, Surendranauth Parasram, Sophia Harvey, Handal Cherenfant, Vidiya Ramgarib, Jean P. Beaubrun & Carline Pierre-Louis, Pam Sukrah-Fuentes, Shari & Jacob



Markovitz, Ismet & Indira Jasaraj, Kowsilla & Deonarrine Singh, Ives & Ana Maria Jean-Pierre

Pompeii Ave.: Lena Layne & Paul McCall, Sheryl & Melanie Scott, Deepnarine Mathura & Nalini Parasram, Reowtie Jaggernauth, Mark E. Kaufer, Marc Sellouk & Natali Kashi, Sonja Deanne Mills & Horace Mills, Parfait & Laurente Jean-Pierre, Hildy Coley, Bibi & Udnauth Mathura, Sophia Dunkley

Marengo Street: Hanny & Tamar Kashi, David LaPorte, Yvon Ladouceur, Johnny Posy, Diana Harty-Russell, Sebastian & Susan Pearson, Jude & Elda Pierre, Wesley & Carla Ramsey, Norma Jean Lewis