

Eden Rock Owners

# EDEN ROCK

[www.edenrockowners.com](http://www.edenrockowners.com)



The Official  
Newsletter of Eden  
Rock Owners

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Winter, 2022





## Project Updates



### Your Board Members



Jennefra  
President  
Director



Laura  
Vice President  
Director



David  
Treasurer  
Director



Mohammad  
Director



Heather  
Director



Renee  
Director



Zelia  
Director



Eddie  
Secretary

**TV Monitors** - Three computerized TVs are in the main lobby and side entrance areas, for improved and immediate distribution of important information to shareholders. Testing and furnishings are in progress, and we expect everything to be up and running very soon.

**Fountain** – Repairs and remodeling have been completed and the fountain is functioning. The water for the fountain will be turned off on Nov 30th, and we look forward to activating our crown jewel of the Eden Rock in the spring of 2023.

**Garage** – All repairs planned for 2022 have been completed. Since then, we have learned of a new Local Law called LL126. This law requires garage structures to be inspected every five years. Queens inspections are scheduled between 1/1/2026 and 12/31/2027. Updates on any further repairs will be coming up in future issues and announcements



## The Treasury Trove



The Treasury Committee wishes to give a quick report of the Eden Rock Owners apartment sales for the year 2022. Ten apartments were sold between January 1st, 2022 and the time of this writing, with an eleventh sale pending. The apartments' sale price ranged from \$1,136.36 to \$1,344.54. per share. We formally established this method of comparing prices of apartments of various sizes in the last decade or so.

Knowing the value of your apartment is an important consideration, if you are thinking about selling. Past price-per-share sales, are a strong indicator of those property values and something you may wish to discuss with your realtor, when accepting an offer on an apartment.

Every apartment in the building has been apportioned a certain number of shares. Generally, apartments with more shares sell at higher prices. The number of shares each apartment gets, is determined by various factors. An identical model apartment on a higher floor has more shares than one on a lower floor. An apartment with greater square footage, typically carries a higher number of shares than one of lower square footage.

The condition of the apartment, such as excessive wear showing, a lack of upgrades or a lack of cleanliness, can and often does also have an impact on the value of the apartment, though not always.

In addition to the current price per share, an appraiser can guide you as to the current value and a fair sales price using comparable units from the Eden Rock as well as other similar properties in the area.

Note: Once you and your realtor have discussed accepting an offer from a potential buyer, having the application package completely filled out will help expedite the review process by the Board of Directors. This package requires a long list of documents from buyers, including but not limited to, financial information, correspondence, and personal and professional references. If close attention is not paid by the applicant to fulfilling every requirement, the review of the application by the board may be delayed.

Keeping all these factors in mind, will help you plan better as a shareholder, and expedite the sales process.





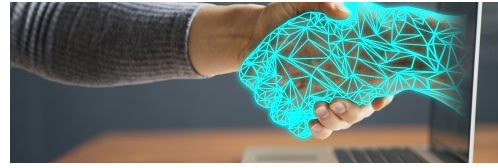
## Hello from House and Gardens!

My name is Heather and I am the chair of the House & Garden Committee. We are working towards taking care of and improving the structure and aesthetics of our building.

Our current focus is working on the design of the areas underneath our new lobby monitors.

We are working to create a warm and welcoming theme upon entering the building, and to remain eye-catching from the outside. It is important for us all to remember, that a building's appeal begins at the curbside. These features are where the Eden Rock shines, H&G is dedicated to upholding that image. If you would like to volunteer, contact us at [info@edenrockowners.com](mailto:info@edenrockowners.com)

## The Tech Committee - What We Do For You!



Hello Eden Rock Shareholders. My name is Eddie , and I chair the Technology Committee. This Committee assists the Board by recommending, deploying, and maintaining technologies and related tools. This includes tasks such as

- The administration of the Board's email system and online collaboration tools.
- Continuous investigation of technology tools and services that might benefit the Eden Rock community.
- Training elected Directors on the use of technology tools.

The committee meets and reports its activities at least once every quarter, but occasionally, more meetings may be called. Each member of the committee volunteers a small number of hours each month for this purpose.

For more information about the committee or to volunteer please contact [info@edenrockowners.com](mailto:info@edenrockowners.com).



## Heating Season in NYC is Here!

The NYC Heating season, by law, runs from October 1st until May 31st of the following year.

The heat in your apartment is partially determined by boiler settings, but you can control some heat output, using the valves attached to one side of the radiator. Turning the knob all the way to the left opens the flow. It's important to be sure this knob is completely closed off or completely open, so please turn the knob in either direction as far as it will go.

Knobs turned halfway leave a partially open valve that will trap moisture. That moisture can back up and contact the steam trying to come through. This results in knocking and banging sounds. Water trapped in radiators for a long period of time can also eventually lead to damage. The valve is not a temperature control device, so turning it halfway open does not result in a half-increase in heat. To prevent a need for repairs, it must be completely open or completely closed.

If opening the air valves does not produce heat, please contact the Superintendent at [Super@edenrockowners.com](mailto:Super@edenrockowners.com) , or you can fill out a work order at the Doorman podium



## Pet Reminders

The Eden Rock is very proud to be among the few pet-friendly buildings in Briarwood, and in much of Queens. The existence of pets in the building brings added responsibilities to shareholders who own them. All pet owners must clean up after pets if they relieve themselves in the main or upper floor hallways, stairwells, or other common areas of the building. During walks, be sure to pick up their leavings and dispose of them properly. Pets are not allowed on the lawn areas. Building employees are not responsible for cleaning up after pets.

All dogs must be leashed in the common areas of the building and outside during walks around the building. Cats and small animals transported through the building must be in appropriate containers. Unrestrained animals can interfere with other residents and be a nuisance.

You can find reference to these requirements in the most recent version of the House Rules sent to Shareholders in October of 2022, in Section 9 on Page 15. By NYC law, dog owners must pick up after their animals and they must be leashed. Observance of the rules and NYC laws is necessary for the consideration of your neighbors, and for their safety, as well as that of pets. Fines may be issued if these rules are not respected. Be mindful and be safe!



## OUR COMMUNITY



**\*THE HOLIDAYS ARE HERE!** Help us bring cheer to our building by sharing an ornament! Ornaments may be brought to the doorman station, to help decorate the tree and front lobby for the holiday season.

### Neighborhood Contacts:

Our NYPD Precinct is the 107th. NYPD Community Council meetings on the fourth Tuesday of each month. <https://www.nyc.gov/site/nypd/bureaus/patrol/precincts/107th-precinct.page>. You can also try reaching out to their Neighborhood Outreach officer Matthew Klein. [matthew.klein2@nypd.org](mailto:matthew.klein2@nypd.org) with concerns you may have.

\*Briarwood is represented by Council-member James F. Gennaro of D24. You can go here <https://council.nyc.gov/>, and look under Districts . Council-members & Districts.

\*We are part of Queens Community Board 8. The next Community Board meeting is scheduled for Dec 14th, 2022. <https://www.nyc.gov/site/cau/community-boards/queens-boards.page>

\*To report rat sightings as part of the NYC Rat Action Plan, fill out a 311 Complaint online at <https://www1.nyc.gov/site/doh/health/health-topics/rats.page>.