

Esplanade Gardens Gazette

Premier Edition October 2022



“Do the best you can until you know better. Then when you know better, do better.”
Maya Angelou

Hello Esplanade!

It is so important to recognize that we don't have it all together. We are, if we're smart, constantly learning and growing. *'I know'* is one of my personal mantras however, there is so much I don't know that it can be a hindrance to me really opening my mind and heart to gain and receive greater wisdom, knowledge and understanding. And I'm pretty sure I'm not alone. How many of us really want to change our ways, how we think and how we do things? I get it, I'm no different, but just because it isn't pleasant doesn't mean we should not move forward because change happens whether we like it or not. And, in the grand scheme of life, those who change will grow and prosper and those who do not will stagnate and remain the same.

Joyce Meyer has a phrase that comes to mind, “complain and remain, praise and be raised.”, meaning I can complain until the cows come home, and nothing will change. But if I change my mind and adjust my thinking, I can possibly achieve more and have an abundant life. Believe me I know that's not easy but as the saying goes, *stretch and get blessed, stress and get mess*, it's your choice.

In this issue, I hope we dispel some of the misconceptions and misinformation that has long been associated with how a Mitchell-Lama Cooperative is managed, and where various levels of responsibility lie.

Maya Angelou put it beautifully in the quote above. We don't know everything so we do the best we can with what we have. But when we learn that what we believed was wrong, we would be wise to change direction.

In unity & cooperation

LeClair Glover
Editor

Board of Directors Corner EG - Past, Present, and Future

Greetings Esplanade Family,

Look around, there's so much going on within our Harlem community; it is evolving and so are we! It's okay to be different, it's okay to be a trendsetter instead of a follower. Most of us are familiar with the term "The Jewel of Harlem". While we may have still looked like a jewel on the outside, but our complex of 1,872-units was falling apart, having received little maintenance since its creation in 1967. I think most of us can agree with that statement.

Often, we must reflect on the past to understand the present and better navigate through the future. During the 1990s until the early 2000's, our Co-op had more autonomy, and the Board of Directors had more control over our assets and resources. Unfortunately, that was a very dark period where we could have lost our home because of all the theft and mismanagement. Well history often has a way of repeating itself however, this Board refused to allow this history to be repeated!

In 2018, we discovered that our previous management company was processing checks with a rubber stamp; it contained the signatures of a former Board member and one of the principals of Prestige Management. Considering these developments, it was incumbent upon the Board to not only act but act swiftly. The entire Board was aware of this matter and, thankfully, most of our members were willing to do the right thing and voted to change management companies. The Board Resolutions dated August 14 and September 18, 2018, reflects this. Nevertheless, during this time the birth of the Oversight Group came into existence. At that time, their primary focus was to keep Prestige Management here, and to attack and distract the current Board. A few of them are former Board Members themselves and several served as Board Presidents!

For decades we shareholders have watched the unprofessional, immature, and divisive behaviors of members of our Board of Directors being aired through letters slipped under our doors in the middle of the night. We've heard about the physical altercations that several of our former Board members have engaged in. And after all that, some of those same people still continue to run for seats on our Board! The epitome of insanity is doing the same thing expecting a different result. Why should we expect that they will behave differently? One of my favorite quotes by Maya Angelou is, "When someone shows you who they are the first time, believe them."

As a collective, the Board of Directors is our first line of defense and accountable to our shareholders, "US". When we have Board members occupying leadership positions who are unwilling to do what's best for our home that's a problem for all of US! It's wrong to watch our community gradually become dilapidated; to allow our homes to fall into serious disrepair. To sit idly by and, when asked how we are going to move forward to respond, "Let the next Board handle It"! As a Board, we were very disappointed by that response but that was the sad reality in 2017. But guess what? Rather than sit and do nothing, we got to work and in 2018 we "Handled It"! All decisions aren't easy and often we have to choose the lesser of two evils, but please know that this Board's determination has been to remain focused; to bring our community not only into the 20th century (goodbye fuse boxes) but also into the 21st century (hello roof lighting and electronic doors) as well. Instead of continuing to play catch up with neighboring developments, our goal is to regain our position as a "Beacon" in our Harlem community.

Family, please do not be persuaded and bullied into believing the lies and, misinformation some people try to spew and spread. There's an old saying "Consider the Source", then find out for yourself what's

Board of Directors Corner (cont'd)

true by attending meetings, keep up with official information and communication, and if you need clarity about information pertaining to our home, submit your questions to EsplanadeQA@gmail.com .

We have very talented people within our Esplanade Community. If you have strong communication skills, education and experience that will assist in operating Esplanade Gardens please step up. Don't be put off by the fake news, bogus rallies, negative speech and behaviors of others. We need your help so we can continue moving forward!

Moiré Davis
President - Board of Directors

Esplanade Gardens Website

Our Esplanade Gardens website has been updated! It now provides information regarding Maintenance and Capital Improvement notices. There is also a contact page Where you can email management directly with any concerns. And, last but not least, you'll find current and archived issues of the Esplanade Gardens Gazette. Make sure to bookmark www.Esplanade-Gardens.com to get up-to-date information about our complex.

Carrying Charge Increase Coming in November

By LeClair Glover

In November, we are anticipating a proposed increase of 10.5%. This proposal is currently under review by HPD as they decide whether the proposal will meet our needs or require adjusting. HPD will make this determination based on our projected budget. As you know, we were already scheduled for a final 5% increase for the completion of the approved 3-year increase from 2020. The additional 5.5% that has been proposed and the subsequent amounts through 2024 are a result of the shortfall in our operating budget. Current shareholder arrears, the rise in costs due to inflation and the newly negotiated contract for local union 32BJ (our maintenance workers and porters), Con Ed increases, etc. have all contributed to the need for this increase.

In a comparison of some of our neighboring complexes, we are still a more affordable place to live. In Bethune Towers (a Mitchell Lama rental), a 2-bedroom, 2-bath apartment costs \$2900, a studio or 1-bedroom apartment at Lenox Terrace starts at \$1895/month. At Savoy Park (formerly Delano Village), a studio costs \$2291. Long story short, it is expensive to live in NYC!

Unfortunately, over the years, small incremental increases were not implemented to help keep up with annual increases in operating costs. It would be in our best interest if our board makes it a priority to implore HPD to allow us to implement an increase of at least 1%-3% every two years to allow for the inevitable increase in annual operating costs.

If you are in need of financial assistance during this time, there are programs like the Senior Citizens Rent Increase Exemption (SCRIE) and Disabled Rent Increase Exemption (DRIE) programs which provide exemptions for qualified seniors and those who are disabled. Contact the management office at (212) 368-2700 or go to our website, www.Esplanade-Gardens.com/resources for information on how to apply.

Capital Improvement Project Wraps Up

Our Capital Improvement Project is coming to a close. We have overcome enormous challenges to repair/replace and upgrade our infrastructure. These were repairs and upgrades that were long overdue. We've prevailed despite a pandemic, limited building supplies and materials, resistant shareholders and plumbing surprises caused by incorrectly drawn blueprints. But in the end, we will not wind up like Champlain Towers in Surfside, Florida whose north tower collapsed killing 98 of its shareholders and, ultimately causing the entire complex to be condemned and torn down. Their lack of foresight and action in managing the water damage and other structural problems of their homes resulted in death and homelessness for its residents.

Building 1 is almost complete. Hallway painting is being done in buildings 5 & 6 and will be redone in buildings 3 & 4 at no additional cost since it was done prior to the plumbing work. The apartments that the contractors used in each building will be restored at the contractor's expense.

And our pool will not only be brand new but safe, up to code and ready for the 2023 summer season.

If you still have work that hasn't been completed or have issues with work that has been done, please make sure to email CapCommittee2019@gmail.com with a detailed explanation and pictures, if applicable. And if you have copies of the complaint form you submitted to the Owner's Rep, Chris Horrigan, please include that as well. **Once the project is complete any repairs or changes will be at the shareholders expense so**, please make sure you email CapCommittee2019@gmail.com with your issues.

Co-op Board of Directors - What Is Their Role

The Board of Directors **makes decisions and sets policies that are in the best interests of the cooperative**. The board reports to the shareholders on issues and communicates to them about the policies it originates, approves, and revises.

The board has three primary responsibilities:

- To act as trustees on behalf of the members by establishing systematic linkages with members. This includes ensuring that there are mechanisms for member input, carefully monitoring the co-op's financial status, by ensuring that the co-op follows its bylaws, policies, and appropriate regulations, and by making regular reports to shareholders.
- To ensure sound management of the co-op by hiring and monitoring the co-op's management (if applicable). Boards establish policies for management then review management reports and monitor key indicators (such as financial documents), and evaluate management performance in achieving the established goals.
- To plan for the co-op's future by establishing long-range goals and participating in strategic planning, by approving yearly and long-range plans, and by establishing performance goals. To work effectively the cooperative's roles and responsibilities for its three primary players—the board, the shareholders and management—must be clear. It is particularly important that the Board and shareholders recognize the expertise of the manager and respect his/her duty to run the day-to-day operations of the corporation.

Reference: www.ccdc.coop / www.cooperatornews.com

Redistricting Harlem - A Primer

By Ilyasah Scott

What is redistricting, and why does it matter? Every 10 years each state redraws its political lines. The new maps will reflect the population change as of the 2020 census. Some districts will gain or lose people. When the census comes around it is very important for EVERYONE to fill it out correctly and accurately. Threats of deportation or fear about criminal background are tactics used to scare people into under-reporting. The results of the census will dictate the balance of power in congress for a decade. What that means is how much money will be pumped into our community and who will represent us fairly. This will affect things like how our schools are funded, what bus stops will remain and be removed. Pretty much they redraw the lines to try to make each district even, but as we all know, in lower income minority neighborhoods, we suffer from overcrowding. Without accurate census reporting, the numbers don't reflect who really lives in our community. We need all the funding and the right political representation to get what we need and deserve. That cannot happen without the correct numbers.

Esplanade Gardens is in council district 9 and is represented by Kristin Richardson-Jordan. She is a 3rd generation Harlem resident herself. In district 9 we have a huge minority population, and we want our voices and votes to be heard. Right now, the way the new maps are drawn it looks like it will reflect our vote, however, we won't have the final versions until October. We want a seat at the table. We don't want to be spectators. We deserve the right representation, fair funding, and equality to our counterparts. So, as you read this please remember, when the next census comes, please report accurately so everyone can be counted. Also don't forget to vote on the local *and* national level. Redistricting is happening now! Get involved in your community by attending Community Board 10 meetings and other community led meetings.

Annual Board of Directors Election

Esplanade Garden. it is election time. As a shareholder/resident of a Mitchell-Lama cooperative, it is our responsibility to vote into office Directors to serve on the Board. The Directors sit on the Board to act in the best interest of the housing company. They establish policy and direct management to carry out those policies. The Board of Directors are also responsible to monitor the financial health of the cooperative, monitor the physical conditions of the property, review managing operations and manage conflicts of interest.

It is our role as shareholders to vote in those individuals who will best serve our community. When voting think about the community in which you live. Vote for someone not because they are a friend, relative or someone tells you to; vote with your heart and with the intention that you want the best for the community in which you live. **It is important to sign and submit your ballot even if you do not select any candidates because without a quorum, we will bear the added expense to continue the election until a quorum is reached.**

There are 3 Director positions up for re-election this year. As Shareholders, be involved in your community by participating and be willing to work with others to improve the quality of life in our Esplanade Gardens Inc. community.

Important date to remember:

- **October 23rd** is election day. Please vote. Your participation is greatly needed.

Esplanade Gardens Committees - Why is it Important to Take an Active Role

One advantage of having committees at Esplanade Gardens is that it provides an opportunity for all shareholders to share their ideas, experience, expertise and talent. With a community of this size, (1,872 units and approximately 5,000 residents), all eyes and ears are necessary for the safety and well-being of our property and its inhabitants. Being a committee member also gives you an opportunity to understand the things necessary to make our cooperative complex work. The committees are formed through the Board of Directors and each board member volunteers to act as the liaison between the committees and the board. Their role is to advise and provide information to the committee and to bring ideas and concerns from the committees to the board. The current committees are:

- Building Chair & Co-Chair
- By-Laws
- Capital Improvement
- Election
- Emergency Management
- Friendly Callers
- Health & Wellness
- Maintenance
- Pool
- Security
- Welcome
- Youth & Education

Shareholders who wish to be on these committees must meet the criteria as set forth in our By-Laws. We acknowledge and appreciate the dedicated volunteers who serve for the betterment of us all and our community we call home!

Miss S.P. Nod's Thoughts and Ideas

By Cheryl Manigo

Well, HOW-DEE neighbors!

Before we get started let's offer a united prayer for all of those that we lost in the past 2 years since we last printed the Newsletter, as well as for the sick and shut in, the homeless and hopeless, and those that are lost mentally and spiritually. May blessings of peace rest on your shoulders as well as your heart.

Now go to the kitchen grab your favorite drink, turn the phone down and let's get started.

Well, all the banging and dust slinging, and waterless days have just about come to an end for most of us. But the inconvenience has paid off. The outside of our building's look great and our lobby is spectacular.

I was one of those who moaned and groaned about what we were being put through and could not see the vision of what was being thrust upon us. Our EG transformation is awesome. It was a journey, but we should be proud.

NOW, I'm calling you out! You're nasty, sloppy and lazy!! You know who you are. You are the one that drops your mask in the lobby and won't pick it up; you are the one that leaves garbage on the elevator floor; you're the one that lets your dog crap in front of the door or down the walkway and won't clean up the mess. We have a beautiful home to be proud of, so let's keep EG clean and safe. Let's make a difference, take pride in where you live.

The Senior Source

By Bette B. White

As Esplanade Gardens Inc. is referred to as the “Jewel of Harlem,” we truly have another jewel right in our backyard and that jewel is the ARC A. Philip Randolph Senior Center.

Located across from Esplanade at 108 West 146th Street between Lenox Avenue and Adam Clayton Powell Boulevard, The Center, open Monday-Friday from 9:00am-5:00pm, focuses on providing a multitude of services for Seniors 60 years and older. Members include many of your friends and neighbors, community leaders, activists, artists, and veterans who connect sharing their ideas, vitality, and life stories. It is the perfect place to meet new people, enjoy camaraderie and a sense of community.

Each month, a calendar is provided with daily breakfast and lunch menus and listings for activities both educational, entertaining, and fun. The activities span health education and screenings, exercise, cultural activities, arts and crafts, trips, and monthly birthday parties and other celebrations. A sampling includes, nutrition workshops, painting and drawing, line dancing, seated strengthening exercises, jewelry-making, movies and much more. There is also a computer lab, and a game room for pool, ping pong and other social games.

Besides the activities offered, the Center is cognizant of the political knowledge and influence our community has so various elected officials are invited to meet with Seniors for Q&A sessions, and they do show up! The Center also arranges for City Officials and health experts from Harlem Hospital, Columbia Presbyterian, NYC Department of Veteran Services, etc. to visit. Workshops are also offered to educate Seniors on services offered through City, State, Federal, and non-profit organizations. These workshops help with health, transportation, financial and technical support. A full-time Caseworker is available to help with individual issues and bereavement support is also available.

For more information, stop by the Center or call 212-281-1349.
Our community truly benefits from this amazing facility! Why haven't you joined yet?

Renter vs. Shareholder Mentality

One of the prevalent issues within the Esplanade community is the mentality which causes us to behave like renters rather than owners. As a co-op we do not pay rent. We pay a carrying charge or maintenance fee to assist the corporation to pay the bills associated with keeping our homes clean, safe and running smoothly. The following is an excerpt of an article *by Raanan Gerberer* originally appearing in *The Cooperator News New York* (July 2007) which sheds light on the differences.

When a long-time renter purchases a co-op or a condo apartment, the move is perceived as a step up. No longer are you just shelling out rent every month—you're building equity, investing in your own security. Regardless of whether your new home is a co-op or a condo, you have a stake in maintaining your building—and by implication, your neighborhood.

Sometimes however, this new reality—being a property owner, as opposed to a renter—doesn't quite sink in. All too often, a co-op or condo unit owner doesn't see much of a day-to-day difference between owning and renting. After all, aren't monthly maintenance fees pretty much the same as rent? Aren't the board members and the managing agent essentially landlords? They collect the money and enforce the house rules, right?

Renter vs. Shareholder Mentality (cont'd)

There are even some renters today who understand when rent has to be increased because the landlord's expenses have increased. Conversely, a resident who has a negative attitude and breaks rules is a problem, of course, regardless of what type of building they live in.

However, for good or for bad, when one mentions a "renter mentality," the meaning is fairly clear—and the connotation isn't especially positive.

The feeling is that renters have a lower expectation of their residence and its upkeep because they don't plan to be there forever. Repairs, maintenance and day-to-day stewardship are the responsibility of the landlord or the building super; they're not the renter's problem.

An article from Business Week last year, "Housing Prices Stronger Than You Think," suggests that people who complain about the high price of the housing market just have a "renter's mentality" and will "never own anything," and an article in New England's Bay Weekly from June 2005 defines a "renter's mentality" as one that "puts a premium on short-term economic benefits against long-term capital investments. That mentality makes it difficult to envision, never mind plan for, a brighter future." Rosemary Paparo, a property manager with Buchbinder & Warren in Manhattan, addresses another aspect of the unit owner/tenant dichotomy: "The thing shareholders know at the end of the day is that the cooperative corporation has to operate in the black. If there's a shortfall in any expenses, whether capital or operating, it will come out of the shareholder's pocket."

By contrast, the renter is fixed to the amount specified in the lease. Day, who owned his own realty firm for 35 years before joining Prudential Douglas Elliman, sums it up by saying, "Rental and ownership are two different vehicles."

If a building has enough unit owners who "act like renters," in the understood sense, the building may not be as maintained as well as it should be. The roof, the elevators, the heating and cooling systems, the laundry room may begin to develop problems. And that's bad news for the condo or co-op, because it could lead to a special assessment or an increase in the common expenses—and that's a bitter pill to swallow, regardless of what side of the renter/owner equation you happen to be on. "The board member-shareholder relationship is technically a landlord-tenant relationship," he says. "There's a lease between the co-op corporation and the shareholder. That's one layer of the relationship. The biggest distinguishing factor is a board of directors that owes fiduciary duty to the shareholders."

So, when a former renter buys an apartment, he or she must often go through a transition period, learning the do's and don'ts of unit ownership. Fortunately, the manager, the board and other owners can serve as a resource to help that person adjust. In the end, it's to everyone's benefit to have shareholders understand and appreciate their stake in the building they call home, and to take an active, dynamic role in making that home the best it can be.

You can read the article in its entirety at: <https://cooperatornews.com/article/renter-vs-shareholder-mentality>

FAMILY CORNER

CAN YOU FIND THE WORDS?

D	C	H	A	I	R	I	V	E	R	C	M
I	Z	I	D	E	A	R	Y	E	A	R	O
S	D	L	O	V	E	E	N	J	O	Y	R
P	B	A	L	L	O	O	N	G	S	A	N
L	J	E	X	P	L	A	I	N	E	W	I
A	B	A	S	K	E	T	D	A	N	A	N
Y	J	P	R	O	M	I	S	E	D	Y	G
Q	W	R	I	T	E	X	C	A	R	D	D

- AWAY BALLOON EXPLAIN
- RIVER DISPLAY
- ENJOY LOVE DEAR
- WRITE CARD
- SEND YEAR PROMISE
- BASKET MORNING
- CHAIR QUESTION YELLOW
- LAUGH TODAY KING

Magic

All the words are hidden vertically, horizontally or diagonally—in both directions. The letters that remain unused form a sentence from left to right.

T	S	H	S	E	E	V	E	W	O	R	C	D	M	N
T	U	O	P	S	G	A	T	R	O	F	I	T	E	I
C	O	O	E	S	R	N	U	N	I	U	R	N	D	F
A	R	L	C	T	S	I	I	D	E	F	C	I	O	F
R	E	E	T	R	D	S	N	T	I	O	U	A	V	O
E	T	V	A	E	W	H	H	I	I	E	S	H	E	C
T	X	I	T	E	E	N	P	N	D	C	N	C	S	D
A	E	T	O	T	R	E	S	R	F	U	X	C	E	O
W	D	A	R	R	C	I	C	M	I	N	O	E	E	N
R	G	T	S	M	L	A	N	A	G	I	P	H	O	S
E	A	E	C	E	I	P	T	G	R	S	H	O	W	I
D	R	B	N	I	M	O	C	K	S	D	L	S	I	S
N	S	A	B	U	A	D	N	D	O	L	S	U	S	O
U	C	B	T	I	X	I	E	D	A	L	Y	T	E	N
E	T	H	E	I	T	U	N	B	C	A	A	N	C	P
T	P	A	T	I	O	M	N	A	B	G	R	A	R	Y
C	H	A	R	L	A	T	A	N	E	C	A	D	E	H
A	B	R	C	A	S	S	I	S	T	A	N	T	T	A

- CIRCUS
- CLIMAX
- COFFIN
- COINS
- DEXTEROUS
- DOVES
- EXCITING
- FIRE
- HOUDINI
- HYPNOSIS
- LEVITATE
- PODIUM
- RABBIT
- RINGS
- ROPE
- SECRET
- SHOW
- SPECTATORS
- SPEED
- STAGE
- STREET
- UNDERWATER ACT
- VANISH

Sudoku - Medium

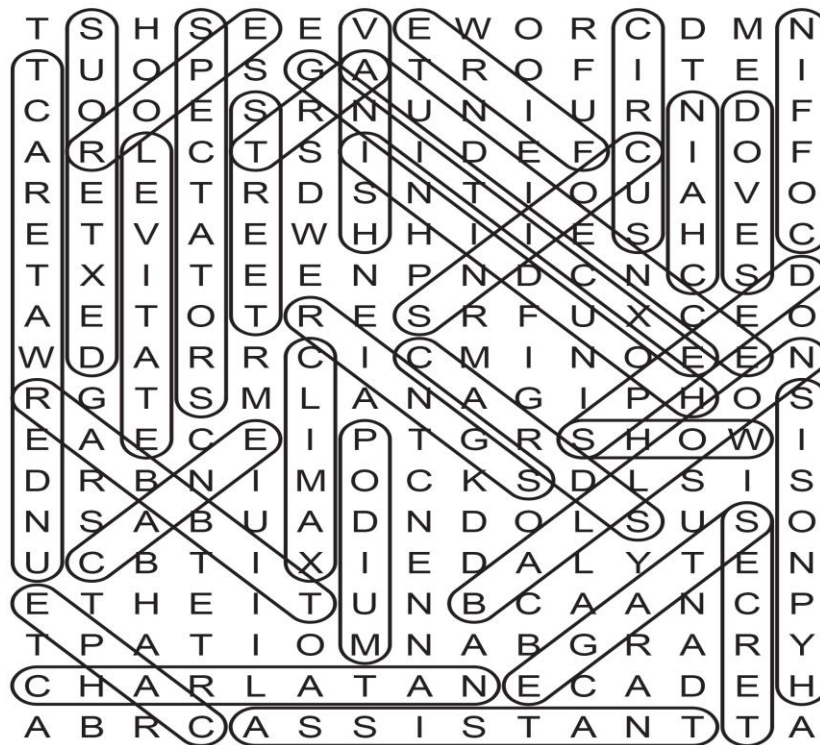
3	4			6		2		9
2		8	4	9				6
	2		3	1				
		4				1		
				2	5		4	
9				5	1	4		3
4		3		7			6	8

SANDWICH

What three-letter word belongs between the word on the left and the word on the right, so that the first and second word, and the second and third word, each form a common compound word or phrase?

FALL _ _ _ CROP

Magic - Solution



SANDWICH

OUT

Sudoku - Medium - Answers

3	4	7	1	6	8	2	5	9
2	5	8	4	9	7	3	1	6
1	6	9	5	3	2	7	8	4
7	2	6	3	1	4	8	9	5
5	9	4	7	8	6	1	3	2
8	3	1	9	2	5	6	4	7
6	7	5	8	4	3	9	2	1
9	8	2	6	5	1	4	7	3
4	1	3	2	7	9	5	6	8

The Jokes on You!!



A dog sees a "Now hiring" poster outside of a computer store.
The poster reads:

"Must be able to type. Must be able to program. And must be bilingual. We are an equal opportunity employer."

The dog takes the poster in his mouth, and walks in. The manager spots the dog, and decides to humor it, pulling up a chair and a computer with a word processor. "Alright, if you want to work here, you need to first write a letter," and leaves the room.

30 minutes later, he comes back in, and the dog has typed out a completely error-free letter.

"Well, I'll be. This is a smart dog. But can he program?" he asks himself.

20 minutes pass, and the dog has made a perfectly running website for the store.

He looks, shocked, at the dog, and finally speaks. "Look, I know you have the qualifications, but, well... you're a dog."

The dog nudges the words "We are an equal opportunity employer." on the poster, and the manager sighs.

"There's no way you're bilingual."

The dog looks him in the eyes, and says, "Meow."

Newspaper Committee

LeClair Glover - Chair
Sylvia Goodman - Secretary
Patricia Sanchez - Treasurer
Robin Martin - Asst. Treasurer
Moiré Davis - Board Liaison
Steven Warren - Technical Support

Bette White
Cheryl Manigo
Geraldine Carter
Ilyasah Scott
Kebra Hutton

Leila Rush
Michele Potillo
Norma Campbell
Sharice Miller

EGGazette@gmail.com

