



The Greystone Connection

A Monthly Newsletter

Building the Greystone Community Together!



AUGUST 2022

Published by Susan Schweitzer and Bill Naedler

A MESSAGE FROM THE PRESIDENT

Dear Friends and Neighbors,



Over the years, in talking to some shareholders, I realized that the concept of a Cooperative is misunderstood by many and thought of as being the same as owning a condominium. This

especially comes to mind when shareholders try to circumvent the rules and procedures and “do their own thing”. I mentioned this in a message about a year ago but feel that we have many new residents and that it warrants being discussed again.

Circumventing rules cannot happen in a co-op as, here, everyone must follow the same rules and procedures because, technically, we do not “own” our units but have shares that allow us to “occupy” the unit in which we live. To explain this further, a co-op owner has an interest or shares in the entire building and a contract or lease that allows the owner to occupy a unit. While a condo owner owns a unit, a co-op owner does not own the unit. Co-ops are collectively owned by *ALL* their residents, who own shares in a nonprofit corporation and elect a Board of Directors that manage the building for the shareholders. In other words, when you buy a condominium, your apartment, as well as a percentage of the common areas, belong to you. When you buy a co-op, you don't actually buy your apartment; instead, you are buying shares in a corporation that is your building.

The motto “*Building the Greystone Community Together!*” emphasizes we are truly a community; we all share in the care of

our building. Living in a Co-op is more than just paying our monthly maintenance. It is taking ownership and doing things beyond the walls of our unit for the good of the whole community. This concept may mean a shift in our understanding from prior experiences of owning a house or renting an apartment. While we have House Rules which keep our lives organized and considerate of each other, the co-op experience goes beyond rules. Living in a co-op fosters a community spirit where we are encouraged to do that little extra for the good of all. What do I mean by doing that little extra? It can be as simple as picking paper up from the floor in the hallways or softener sheets that drop on the laundry floor, wiping up laundry detergent when it spills on the floor or down the front of the washing machine, to washing our recyclable container before putting in the recycle bin, bagging and pushing garbage down the chute in the compactor rooms, and not leaving large bags of garbage and boxes in the compactor rooms but bringing them down to the basement to the designated areas which will keep rodents from taking up residence in our building. By doing these simple acts of caring, it allows our staff to focus on the bigger areas that need tending to, which keep our building looking good. The care I have witnessed in our community goes beyond the few examples I mentioned above. We also have watched out for each other's safety by driving through the garage in a safe manner to following the ongoing guidelines, keeping us all safe during this continuing Covid19 pandemic, now with new variants that keep us from putting this behind us and to rest. Being a co-op owner means respecting the rights and feelings of our neighbors, not blasting your sound system in your apartment, using headphones to listen to music by the pool, not bringing glass to the pool area to avoid breakage and someone getting cut,

respecting one's right to ride the elevator, masked, without entering when your presence is unwanted, and just by respecting the feelings and rights of others and giving them credence.

My wish and encouragement for all is that while we live in our apartments, we will become aware that we are members of this Greystone Community and share in the care and responsibility for the whole building. Enjoy the rest of the summer!

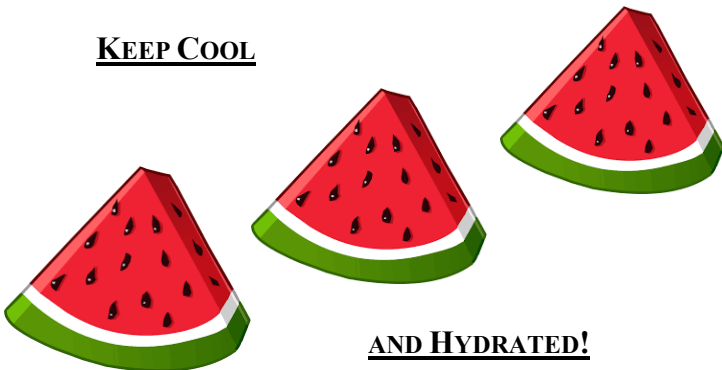


MONTHLY REPORTS TO THE COMMUNITY

Maintenance

- Ongoing cleaning, disinfecting and touch-ups
- Garage remote system repaired
- Lock and sensor on the South side entrance door is being repaired
- Two of the three, grills are not working properly. The middle grill does not always get hot enough and the right grill has a gas leak, which was repaired but needs to be monitored. Rich is looking into grill replacement options.
- The garage project continues on level one, with cars being temporarily relocated as needed.
- Ceiling asbestos removal in the boiler room has been completed. The next stage of the boiler project is underway, involving dismantlement and removal of the boiler. Temporary boilers have been installed.

KEEP COOL



AND HYDRATED!

MONTHLY FINANCIAL REPORT

Info by Susan Schweitzer, Treasurer

Happily, I can report that The Greystone financials remain very healthy. We have CD's for 3 mo and 6 mo earning 1.5% and 1.9% and starting, once again, to earn interest each month. We have been paying for our roof and boiler projects in increments and money for our taxes is in our escrow account, ready to pay as needed. Our cash and reserves are as follows....

Operating Expenses	- \$273,000
Key Bank (Tax Escrow)	- \$230,000
UBS – Reserves	- \$1,770,000
Investors Bank	- \$1,412,000

If you have any questions, please feel free to contact Susan at greystoneconnections@yahoo.com.

GREYSTONE COMMITTEES, ACTIVITIES, EVENTS

THE GREYSTONE READERS' CIRCLE



The Greystone Readers' Circle will take place on:

Date: Tuesday, August 16th

Time: 7:30 – 8:30 PM

Where: Via Zoom

Book: *Charms for the Easy Life*

Author: Kay Gibbons

Margaret struggles toward adulthood in a world torn apart by the Second World War and complicated by her strong-willed mother. Sophia, and grandmother, Charlie Kate, in a story about three generations of passionate, willful Southern women.

All are Welcome!

POOL COMMITTEE

Meet Our Lifeguards...

The Greystone 2022 Pool Season is well underway and has been very successful so far. One of the reasons we are having such a great summer can be attributed to our lifeguards. In previous years, HN would contact the pool companies for lifeguards. Those of you who frequent the pool know that the lifeguards sent to us were far from satisfactory. They would arrive

late, leave early and sometimes just not show up at all. They would sit on their iPhones, socializing with their friends, listen to music with earphones and some would even sit with their backs to the pool. One day, last season, the lifeguard was fast asleep on a lounge. One of the young kids in the pool pointed out that the lifeguard was asleep. A shareholder woke him and told him that he is supposed to be watching the pool and his answer was "Well, I am tired as I was out late last night". It is hard to believe. It was very frustrating dealing with them, as the only thing we could do was contact the pool company who, themselves, did not have much of a lifeguard pool as there were very few young people willing to work and, most of the time, the work ethic was not there. At that point the BoD decided to try to hire the lifeguards ourselves, so that we were in charge, could train them, set the rules and so they would have to answer to us and not to a pool company. It has been a success and we hope to do this again next pool season. The lifeguards are.....

Eugene Conway, a resident of The Greystone for approximately two years, had the same lifeguard problem in his previous development so he decided to become certified as a lifeguard and do the job himself. He is responsible, experienced and willing to do all those little "extras" to keep the pool clean and the pool deck organized. The fact that he lives here is a plus since he can be called to help us out if we need him to change shifts at the last minute. Eugene is a gem and we are lucky to have him on our team!

Billy Walsh, who grew up at The Greystone, is going into his senior year of high school and is another "find" as he is respectful, responsible and knows most of the residents. He is very helpful, willing to change his plans at the last minute to help us out when needed and does an excellent job keeping our swimmers safe. We are so fortunate to have a second resident on our team!

Noah Angoff is going into his senior year at Hastings – on- Hudson H.S. and we learned about him from the HHS employment office. He is a nice young man who is responsible and alert, watching carefully to keep all swimmers safe. Noah had made previous commitments that he couldn't change, before signing on with us, which

involved a college tour, so he has not been here steadily. Fortunately, our in-house lifeguards have stepped in to fill any gaps and we have had coverage every day since the pool opened on May 27th.

Jordan Divi is a college junior in Albany. He is our "sub", recommended by Billy, and has done an excellent job filling in on days when we need coverage. He is responsible and cooperative and is happy to take a shift on the days that he is not working at the Scarsdale Country Club. He is another great "find" and has done an excellent job.

We appreciate our wonderful lifeguards and know that all residents see the difference that a dedicated, responsible, and cooperative team can make to make the summer pool season a success.

ENVIRONMENTAL COMMITTEE

YONKERS MAYOR ANNOUNCES NEW PROGRAM

Voluntary Countertop FOOD SCRAP Compost
By participating, we will take steps toward making our Community more Environmentally Responsible.

Composting our food scraps:

- Improves soil health, reduces greenhouse gas emissions, recycles nutrients, and mitigates the impact of droughts.
- It will also GREATLY reduce the amount of garbage going down the compactor chutes.

Sign up for a Greystone training on **how to compost** with several of our neighbors who are already composting by emailing our environment committee at the Greystone via suemcananama@gmail.com

JUST SOME REMINDERS...

LOBBY SCREEN DOORS

- Screens were fitted onto the lobby balcony sliding doors so that insects do not get into the lobby from the pool and river area and annoy and sting residents and staff. PLEASE be aware

that the screen doors must be slid to the side before stepping out onto the lobby balcony. Already two or three residents have walked into the screens making holes in them and requiring costly repairs.

ELEVATOR PROTOCOL

- Although cases of covid19 and its variants are currently increasing and continue to be on the rise, the mask policy for Greystone residents is still the same at this time and will be reviewed again at the September 2022 meeting. Until then, although masks are not required for residents, they are recommended. In addition, only one family at a time in the elevator, unless invited in by the person already using the elevator. If the person occupying the elevator does not want anyone else riding with them, please respect this request and wait for the next elevator.

WORK ORDER BOOK

- Please put any work that is needed in your apartment, such as unclogging the bathtub drain, or fixing a leak in the kitchen sink, etc., into the Work Order Book so that there is a record of work that needs to be done and so it can be done in an organized manner and in the order that the request is received. Cooperation is appreciated and leads to a more effective organization.

- If you would like to contribute to the Greystone Connections newsletter, please send to greystoneconnections@yahoo.com
- If you have any questions or concerns, please email President1085@gmail.com

OPEN BOARD MEETING

On Monday, September 8th, an Open Board Meeting will be held at 7 P.M. Via ZOOM.

Mark your calendars!

SPEEDING THROUGH GARAGE

- Please take care entering and leaving the garage. Do not speed. Due to the large projects now underway, there are more cars/trucks parked in the driveway for drop-off and delivery of supplies and materials and caution at this time is imperative for the safety of our community.

GREYSTONE COMMITTEES

Many residents are not aware of all the various committees serving the Greystone Community. The following is a list of our committees.

Admissions
Bike Storage
Community Events
Décor
Environment
Garage
Greystone Helping Hands
Greystone Vegetable Garden
Gym
Landscape
Laundry (Monitoring Machines)
Library
Maintenance
Orientation
Playroom
Pool
Publications: Website/Technology
Welcoming New Residents

If any of these committees interest you and you would like to volunteer or you have a committee idea, contact Bill at President1085@gmail.com for further information.

We are all stewards of our community.

