



Amnesty Program for Building Violations Reduce Penalties, Remove Interest

Nearly every building in New York City has been cited at one time or another for a violation of City Code, whether it be overdue inspection reports, failure to paint pipes the required colors, or more serious issues. DEPM managers constantly monitor any violations, making sure that they are corrected, and filing with the City to ensure that the correction is registered, and the violation removed.

The new Local Law 45 established a 90-day program to settle outstanding Environmental Control Board violation judgments, allowing buildings to receive reductions of up to 75% on any penalties and removal of all interest due on many types of violations.

DEPM has retained the law firm of Cohen Hochman & Allen to review outstanding violations on all of our client buildings, and determine the reduced penalties due. This service is at zero cost to our clients; CH&A receives ten percent of the reduction as their fee. CH&A is working with compliance automation technology company SiteCompli, another one of DEPM's professional partners, to



NYC Local Law 45 offers reductions in penalties, and amnesty on interest payments, for many building violations, through December 12.

ensure that all of our client properties receive the maximum reduction in violation fees.

The Amnesty period runs through December 12, 2016, which means that all requests for reduced penalties and interest must be submitted by that date. Properties then have six months to certify that the violation has been corrected. If you have any questions about the Amnesty program, please contact your property manager. ❖

Brass Plaques Show You're in Good Hands

We've designed elegant brass style plaques featuring the DEPM logo that tell the world that your building is managed by the best in the business. Your Managing Agent will speak to you about installing one or more of these signs on your building façade or in the lobby.

Since 1911, the Douglas Elliman name has been synonymous with quality.



Displaying our name on your building designates it as one of the most well-managed properties in the Metropolitan area. Contact your manager to have your plaque installed today. ❖

Are You Eligible for a Real Estate Tax Abatement?

We are beginning our annual Co-op Tax Abatement filing for 2016/2017, and are submitting data on all of our new shareholders who purchased from January 6, 2015 to January 5, 2016. This is also an opportunity for any shareholders whose resident status has changed to primary and currently meet the requirements for New York City's co-op tax abatement program to update their status. Any shareholders who feel that the City's Department of Finance erred in declaring their unit ineligible for the abatement can also reapply at this time. Please contact your Account Executive in writing stating that your unit is your primary residence as of January 5, 2016, and we will submit your information. The filing deadline is February 15, 2017.

In addition, there have been some changes in the STAR abatement program.

New applicants who qualify for Basic or Enhanced STAR will now register with New York State instead of applying with the Department of Finance and will receive a STAR credit in the form of a check, rather than a property tax abatement.

New applicants who qualify for Enhanced STAR do not need to register separately to receive the Enhanced benefit if already registered to receive the Basic benefit. Call 518-457-2036 or visit tax.ny.gov/pit/property/ for details. ❖

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Douglas Elliman Property Management
675 Third Avenue, New York, NY 10017
212-370-9200

www.facebook.com/DouglasEllimanPropertyManagement
info@DouglasEllimanPM.com

DouglasEllimanPM.com



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Keep abreast of money-saving tips, DEPM management info, ways to improve your building, special offers, contests and more!

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Prepare for Winter



As the cold weather approaches, start early with preparations:

- Schedule year-end service for central air systems
- Schedule pre-season inspection of heating systems
- Close, service and install insulation covers on through-wall and window A/C units
- Secure all items on roofs and balconies to immobilize them in the event of a wind storm
- Inspect all-weather carpets and runners to ensure good condition

Our Energy Procurement Partner Helps Save Your Building Money

At DEPM, we work with Aurora Energy Advisors to negotiate the best energy prices available. According to Aurora President Mitchell Ingerman, there are over 200 energy companies and 1,000 energy procurement companies (aka ESCOs) registered in NYC. His firm analyzes their pricing and negotiates the lowest cost for energy, sometimes actually procuring gas and other fuels at below cost. These savings are passed along to every one of DEPM's properties.

As budget season approaches, these kinds of savings help your building plan for the future, while allowing you to keep maintenance costs down. Aurora also maintains an energy history of consumption and costs for each of our buildings, and produces quarterly reports on any variations between budget and actual energy costs, from suppliers and utilities.

It is this type of pro-active oversight



Mitchell Ingerman, President of Aurora Energy Advisors, addressed DEPM's managers about how his firm helps negotiate the best possible energy prices for our buildings.

that gives DEPM's clients the most reliable property management available. We work with the best professionals in every aspect of the business to be sure that all aspects of your property are being reviewed and reported on continuously. ❖

Douglas Elliman Property Management is pleased to partner with **BoardPackager** to eliminate the need for cumbersome paper board packages.

Board Packages are going digital!

BoardPackager is a completely mobile, cloud-based, bank-protocol secure system that allows your DEPM property manager and building board members to review applications digitally.



Paperless

A 100% green system steering a paper-laden industry towards paperless transactions.



Secure

BoardPackager uses a bank-protocol secure system for all documents and information.



E-store and E-payments

Accept e-payments for building documents, credit checks, security deposits, and application fees.



Easy-to-use system

It's simple to receive and process board packages. Your Board receives notification when it's time to review.

BoardPackager is being deployed starting in November—with full implementation in 2017.

To learn more, please contact your [Account Executive](#).



 BoardPackager