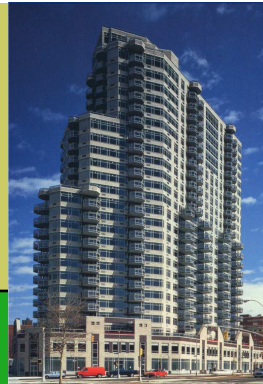


The Pinnacle Press

Vol. 8, Issue 1 April 2009

Editor: Dr. Gertrude Orion

*Smile—we are all neighbors
and say “Hello”.*



WELCOME to this EDITION of *THE PINNACLE PRESS*

Residential members of the Board of Managers:

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OLE PEDERSEN, VICE PRESIDENT
ROBERT JENVEY, TREASURER
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PINNACLE GARAGE, LEONARD WEISS

FROM THE PRESIDENT

Goodbye winter, spring is finally here! With this new season, the Board of Managers is happy to report many building improvements; some that have already been made and many more that are planned.

In our Pinnacle Club, we have added a much needed new cross trainer, for those members wanting a full body workout. In the game room, we have upgraded the old air hockey table with a fabulous stainless steel model that immediately excites players and spectators, both young and old. In the locker room, we have replaced the benches and locker doors.

We are presently installing a heavy duty PVC liner in the pool, which will reduce the annual shut down time for painting and maintenance. In addition, we have also installed federally mandated drain covers for both the pool and the Jacuzzi, which prevents accidental entrapment and keeps us in compliance with all current safety standards.

We have added two new dance classes on Saturday mornings, which have been a tremendous success. Take a class and have a ball!

The lobby tree will be replaced with a more decorative arrangement. Exterior cosmetic landscape improvements are also planned to maintain our excellent curb appeal.

After much deliberation, the board has finally signed a contract with BP Elevators, to modernize our three passenger elevators. We are currently negotiating with several elevator cab restoration firms to upgrade the interior of the elevators as well. An elevator re-

serve fund, which was created several years ago, will be used initially to fund the cost of this project. A special assessment will be needed to fund the balance.

Most of us would agree that now may not be the best time for an additional assessment, but this work is absolutely necessary; the time is right for great price negotiations and, thankfully, there are reserve funds available to cover a good portion of the project cost. The work will be inspected weekly by our professional independent elevator consultant, who also prepared the contract and the specifications. Robert Jenvey, our treasurer, explains in this newsletter, the financial details and the method of funding this project.

The board is also in the process of improving the building ventilation system. Our engineering consultant has studied our system and has made recommendations that are currently being implemented.

So as you can see, the board has been hard at work, with the ever constant goal of improving the quality of life at the Pinnacle.

As always, we welcome constructive suggestions and ask that you notify Midboro Management or Chris Porzio, the Resident Superintendent, with any problems or issues. Of course, you can always contact any board member if management does not satisfactorily resolve them.

Best wishes for a safe, healthy and prosperous 2009.

Dennis OConnor
President

FROM THE TREASURER

Our financial year runs from July 1 to June 30. At the last board meeting we reviewed the results through February 2009 which is eight months into our financial year. When we review the financial results we are looking to see if we are tracking to our annual budget – in other words whether we have received the money we are due, and whether we have paid out more or less than we had planned. Midboro produces our financial results on a cash basis. Here is where we stand against our annual budget pro-rated through February.

Operating Income – 102%. On track.

Payroll & Benefits – 98%. On track.

Taxes – 122%. Over budget \$46,000 mainly relating to Water & Sewer.

Heating & Power – 93%. Under budget \$38,000, mainly on Gas.

Repairs, maintenance and supplies – 66%. Under budget \$92,000. We have unpaid bills of \$68,000 offsetting most of this amount.

Professional fees – 241%. Over budget \$34,000 mainly relating to settlement on a foreclosure.

Miscellaneous expenses – 87%. Under budget \$28,000.

Overall, including other revenues we are running about \$95,000 better than budget.

For the elevator restoration project we will be utilizing some of our reserves that were earmarked for

FROM THE TREASURER

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elevator repairs but were not spent. The balance will be collected through a special assessment on residential unit owners over a period of time to be determined. Once we have the final figures for the project we will communicate the details to you.

Robert Jenvey
Treasurer

FOR YOUR INFORMATION

Whether you own or rent your apartment, you must carry individual homeowner's insurance on your own unit.

If you see any leaks anywhere in your apartment, if you detect any drips or leaking faucets, if you have a running toilet, please report them to Chris Porzio, the superintendent, so that repairs can be made as soon as possible. The longer you wait, the worse the problems get.

Please do not leave any carts in the elevator. After you have used The Pinnacle cart, please return it to the lobby; the empty cart should not be left in the elevator because it interferes with the passengers.

The Pinnacle offers a free extermination service to all our residents. This service is offered twice a month, once during the week and once on Saturday. To receive this visit, ask the concierge to place you on the list.

There have been complaints about feeding pigeons on the terraces; this is not allowed. If it continues, action will be taken.

In case anyone is stricken with a heart attack, we have the Automated External Defibrillator (AED) exclusively for our use. Should it be needed, call the concierge via the intercom or telephone (718) 268-7766. If the heart attack proves to be a false alarm, the AED signals to discontinue using it.

Please check the bulletin board in the area of the mailboxes for any up-to-date news.

For our safety, security cameras are stationed throughout the inside of our building. This includes the elevators, The Pinnacle Club, and the perimeter of the outside of our building.

THE PINNACLE CLUB

Pinnacle Health Club Spring Outlook Spring is here and the best time to get into shape!

If you have not visited us in a while, now is the time to do so. We have added new classes to help meet your fitness goals.

Fitness dancing, kick boxing, body toning, Pilates, yoga, aerobics and swimming classes are on our club calendar.

Our new and fully equipped fitness center, as well as our knowledgeable staff, will assist you to meet your goals. So, what are you waiting for?

There is no better time than now.

If you have questions please call us at 718.793.0436 or visit us on the web at www.thepinnacleatforeshills.com

All the Best in Health
Joseph Ramos
Pinnacle Club Director

IN YOUR NEIGHBORHOOD

In our backyard.....almost!

If someone were to describe to you an area that had 2,000 acres of parkland featuring boating, golf (18 hole, pitch and putt, & miniature golf), tennis, horseback riding, many miles of hiking and biking trails, a public *NHL Regulation Ice Rink and Olympic-sized pool, a first class theatre that features top entertainers at great value, 2 historic Carousels, museums, free outdoor concerts/shows*, the amenities offered by a world class resort area would likely come to mind.

Actually, all this and so much more can be found literally minutes from The Pinnacle in our neighboring **Forest Park** and **Flushing Meadows Park**. Each park is uniquely different, but both are considered the jewel of parks in the New York area. Did you know **Flushing Meadows Park** is 150% the size of **Central Park** and is home to the recently multimillion dollar renovated *Hall of Science*? Although many residents may know of their existence, the easy accessibility and the broad spectrum of amenities so close to home are overlooked by any who would undoubtedly enjoy them if they ventured there. Those who are "in the know" travel from all over the metro area to utilize these amenities that are practically a walking distance from your home. For more information on these parks, and all they have to offer, go to www.nycgovparks.org.

Hope to see you on the trails!

David Weber
Board Member

THE SUPER'S CORNER

Seeing the Light While Going Green

Electrical consumption in all areas of municipal, industrial, commercial, and residential use is a commodity whose cost is ever rising. Lighting plays a large part of these costs. Incandescent bulbs are the least efficient. While fluorescent light bulbs are good, high efficiency florescent bulbs are better and LED bulbs are by far the best and most efficient.

LEDs (Light Emitting Diodes) use a fraction of the amperage while putting out a bright glow based on the number LEDs per bulb type. There are several styles available such as medium screw-in base, fluorescent tube style, and pin type. While these new types of bulbs are initially more costly over their lifetime, which can range from fifty thousand to one hundred thousand hours on average, the cost of the bulbs makes them cheaper than fluorescent bulbs and produces greater electrical savings for users.

Environmentally LEDs are friendly, containing no Mercury (as do fluorescent bulbs), and do not pose any health or environmental issues. They are available in a variety of Kelvin temperatures from 5500 degrees (daylight) to 3000 degrees (warm white). This gives the user a broad range of color temperatures from which to choose. This new technology has been used for years for traffic signals, buses, truck and automobile brakes and directional lights. Now it is available to the consumer. This technology is the greenest and most efficient as well an electrical saving device available.

Chris Porzio
Superintendent