

Park Place - Underhill Avenue Block Association

Approved Minutes

11/20/2024

Attendees:

Robin Ketchum	Michelle Hewryk	Bruce McInnes
Maryl Hosking	Camilla Rothenberg	Teddy Theoharis
Diana Regan	Joe Ostwald	Marc Gordon
Ed Regan	Sharon Combs	Den Gordon
Phyllis Brody	Adrian Gately	

The meeting was held in-person at the home of Robin and Peter Ketchum and via Zoom. The meeting was called to order by Teddy Theoharis, President.

New Obligations for NYC Building Owners

Marc Gordon presented a PowerPoint he had created to raise awareness about new laws and regulations passed by the city. Some have been well publicized, and some have not. Among the topics covered were:

- New trash bin requirements
- Requirement to have pipes carrying gas inspected by a licensed master plumber every four years
- Inspection of certain buildings with a parapet facing a public right-of-way.
- Requirements for a natural gas detection device which must be installed in each residential unit
- New lead paint testing requirements for residential units.

Marc's extremely informative presentation is available on the PPUABA website in the Minutes section at: https://assets.ctfassets.net/23die9pexldx/6hh80RFH7IGA4ge7dMIYsX/4a45e39347a46936162594966206a309/PPUABA_Agenda_for_2024-11-20_-_Building_Owner_Obligations.pdf

September 2024 Meeting Minutes

A motion to approve the minutes as presented was made and passed unanimously.

'Meet Your Neighbors', Fall Clean-up, and Multi-block Stoop Sales

Teddy asked for feedback from the members regarding these events. Comments were positive. Ed Regan suggested that we hold the **'Meet Your Neighbors'** event on the second Wednesday of October instead of the third as the weather might be warmer. Marc mentioned we must schedule around religious holidays in that month. Teddy thanked Marc and Den for providing bags for the Fall Cleanup. The Stoop Sale did not have many participants and there was a discussion about having it just once a year and/or having better publicity. Michelle Hewryk talked about how it is difficult for families with children to participate in weekend events in the early fall when children have sports and other activities. Teddy said we will consider options in the Spring when the next sale is scheduled.

Growing our Community

Den Gordon reported that bulbs were received from the Daffodil Project and distributed to neighbors. Den coordinated a cleanup with the building at 673 Vanderbilt and gave them some bulbs. The Fall Cleanup was done over several weekends. Halloween celebrations resulted in a lot of litter, mainly candy wrappers. Den suggested requesting trash cans for Underhill Avenue as they were removed at some point. Den spoke about the difficulties of maintaining rain gardens and asked for help from the residents of 388, 386, 384 and 382 Park Place to help maintain the rain gardens in front of those houses. She also asked if neighbors could reach out to

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people they might know in those buildings. Den suggested having the fall cleanup in November when more leaves have fallen, and on Sunday when the leaves can be taken to the Community Farm for mulching.

Marc mentioned that most neighbors support Halloween festivities on our blocks. This year PHNDC and DOT closed Underhill Avenue and the lower Park Place block on Halloween evening, which effectively shut down traffic on all PPUABA streets. PHNDC did not consult PPUABA about closing the street in advance. We were informed at 2:00 PM on Halloween that all our blocks would be closed that evening, too late for people to take appropriate action. Dee Regan made a motion to draft a letter to PHNDC to ask them coordinate and communicate with us in the future for any events like this.

Winter Clothing Drive Results

The winter clothing drive was successful this year. PPUABA received more contributions, and we've been able to purchase and donate more clothing to CHIPS. CHIPS is now serving close to 500 meals a day. It was about 100 when PPUABA started donating. We had 34 households participate this year with monetary contributions, about the same as last year, but we raised significantly more money. This year we bought 500 sweatshirts, which will be distributed immediately before Christmas and 1,524 pairs of warm thermal socks which will be distributed on Thanksgiving Day. Marc thanked everyone who participated and contributed on behalf of CHIPS.

New Business

Teddy asked people to suggest agenda items for future meetings. No question is too stupid, no concern is too small. PPUABA is trying to reach out to elected officials and get them to be more responsive.

Teddy announced that Holiday Caroling will take place this year instead of our December meeting. Patti Veconi will lead. Bruce McInnes and Christiana Dittmann will provide refreshments.

There will be a Water and Sewer Project Committee Meeting Thursday, November 21'st at 7:00PM

A motion to adjourn the meeting was made, seconded and approved unanimously.