



Trump Village Estates

2025 RESIDENTS NEWSLETTER

A Message from the General Manager

As a representative of the dedicated management team for your coop, I can say that we are thrilled to be able to update you on the projects that we have been working on over the past year and announce the exciting improvements that are on the horizon for TV3!

As we do every year, we have been diligently working behind the scenes to enhance your living experience and bring you a host of new services and initiatives, along with improved communication, that will elevate this community to even greater heights.

We have an open-door policy in the management office, so please reach out to us by phone, email or in person if you need our assistance.

Kelly Dorris – General Manager



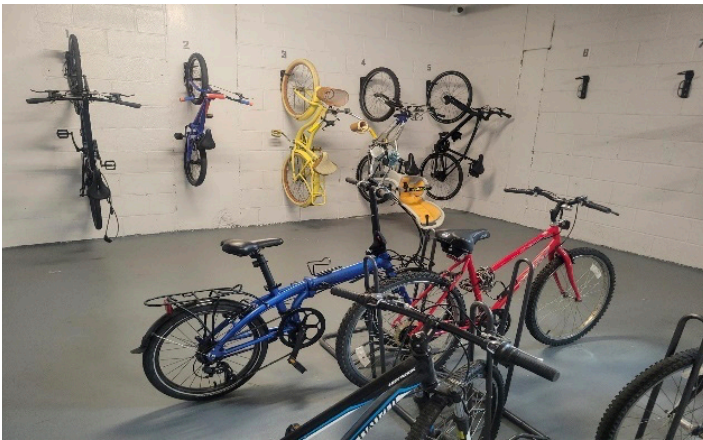
LL11 Façade Inspection

In 2025, the Coop will need to start the process of complying with NYC LL11. Our Engineer will be doing the basic inspections of balconies from floors 9-23 starting in early June 2025. Beginning in the middle of June 2025, expect there to be scaffolds hanging on the buildings for inspection of the façade. Scaffolds could be in place at any given location for a few days to several weeks. This process should be completed by the end of September 2025.



Intercom Replacement

With the success of the 5B1 intercom in 2024, the Board has decided to use our new vendor to replace all of the remaining legacy intercoms in building 3, building 4 and building 5. As with the 5B1 intercom, the new units will have increased functionality and will have the option to be controlled by shareholder's phones if desired. There is also a video option for shareholders that want it that will be available for a nominal monthly fee.



New Bicycle Storage Room

In addition to the existing bicycle storage room in building 3, this year a new bicycle storage room was created in building 5. The Board and Management are looking into the possibility of creating another room in building 4 in the near future.



New Building 5 Storage Room

We are pleased to announce that a new storage room has been added in building 5 that has an additional 23 lockers. Once the room is fully completed, management will be reaching out with offers to those individuals that are on the storage waiting list.



Local Law 157 Gas Dectectors

In order to comply with NYC LL 157, the Board and management were able to secure a bulk rate deal and began to install required natural gas detectors in every apartment at no cost to shareholders. These detectors are designed to ensure that natural gas leaks can be caught and addressed before they cause catastrophic damage. This project started in January of 2025 and will be completed on schedule by June of 2025.



Upcoming Parking Repair

The parking lot is due to be resurfaced, the speedbumps fixed, and the striping and numbering redone sometime in the second half of 2025. This project will require that vehicles be moved out of the lot in order to complete the work. This process will take several weeks and will be orchestrated in such a way as to have the minimal amount of impact and inconvenience on shareholders.



Guardian Security

In late 2024, the Board hired Guardian Security as the Coop's security vendor to replace Security USA. Since their arrival, Guardian has done a fantastic job of improving on the previous security company's performance. They have a polite and professional staff, are multilingual and have proven to be a great addition to TV3. The positive feedback from residents since they have taken over the service has been overwhelming, and we are happy to have them here.



Common Lobby Hallways

As you are most likely aware, the Board and Management have been working on a lobby hallway update which so far has included the deep cleaning/polishing of the elevators and the deep cleaning/polishing of the floors. Other areas that are being looked into are the possibility of new lighting, a new color scheme and the deep cleaning/polishing of the mailboxes.



Package Room/Service

The new package room is entering the final stages of preparation and will hopefully be open for resident use in the second quarter of 2025. All packages delivered to the building will go through this room and the vendor that will oversee the room will alert residents when a package is delivered, will keep it secure and will either deliver the package to the resident's apartment or will hold it for pickup depending on what the recipient wants. This service will be provided at no cost for residents. The package room vendor will also provide additional services such as outgoing mail which will be available for a fee.



2025/2026 Insurance Renewal

The Board of Directors, Management, Stockbridge Risk Management and HUB have already started preparing for the 2025/2026 insurance renewal. Both Stockbridge and HUB have seen positive trends in the insurance market and, after last year's positive final outcome, are hopeful that they will be able to facilitate similar results with this year's renewal.



Recreation Room Update

The Recreation Room located in Building 4 will be receiving an update in June of 2025. Once completed, it will be available for rental to residents of Trump Village Section 3.

There is a \$200.00 fee for four (4) hours and \$50.00 each additional hour. If you are interested in renting the Recreation Room, please contact the management office at 718- 946-1860 to request a Recreation Room application.

Balconies

Several years ago, we made significant improvements to our community by replacing the balconies. These new and upgraded balconies not only enhance the overall aesthetic appeal of our buildings, but also provide a safer and more enjoyable outdoor space for residents to relax and unwind. We kindly remind everyone to refrain from placing gas or electric grills, plastic bags, or umbrellas on the balconies. Please also refrain from tying flags, lights, affixing planters, or any other items to the balcony railings. While it may seem like a minor concern, this simple request plays a crucial role in maintaining the cleanliness and visual appeal of our community. **Additionally, please refrain from throwing cigarette butts from balconies - cigarette butts can remain hot and if they land on flammable material, they can easily start a fire.**



Abatement (Additional Exemptions/Credit Options)

You may not be aware that there are other yearly tax exemptions or credits that you may qualify for in addition to the Coop Abatement and Enhanced STAR Credit. Through the New York State Department of Taxation and Finance, other possible options are The Senior Homeowners Exemption (SCHE), The Veterans Exemption, and The Disabled Homeowners Exemption (DHE). More information is available at <https://www.nyc.gov/site/finance/property/residential-properties-exemptions.page> or by calling 311.

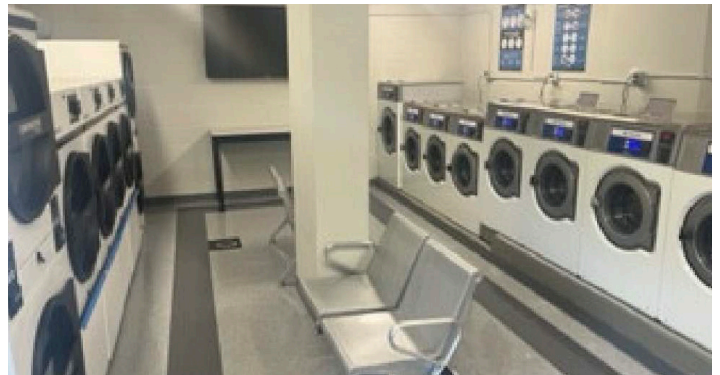


Annual Verification Forms/contact Information Sheet

As part of our commitment to maintaining accurate records and ensuring the smooth functioning of our community, in the next few weeks you will be receiving a combined Annual Verification Form/Contact Information Sheet. We kindly request that all residents complete and return their forms no later than Friday, July 18th. Once you have done so, we ask that you return your forms to the management office, drop them in the drop boxes that you place your maintenance checks in or email them to kdorris@akam.com.

Committees

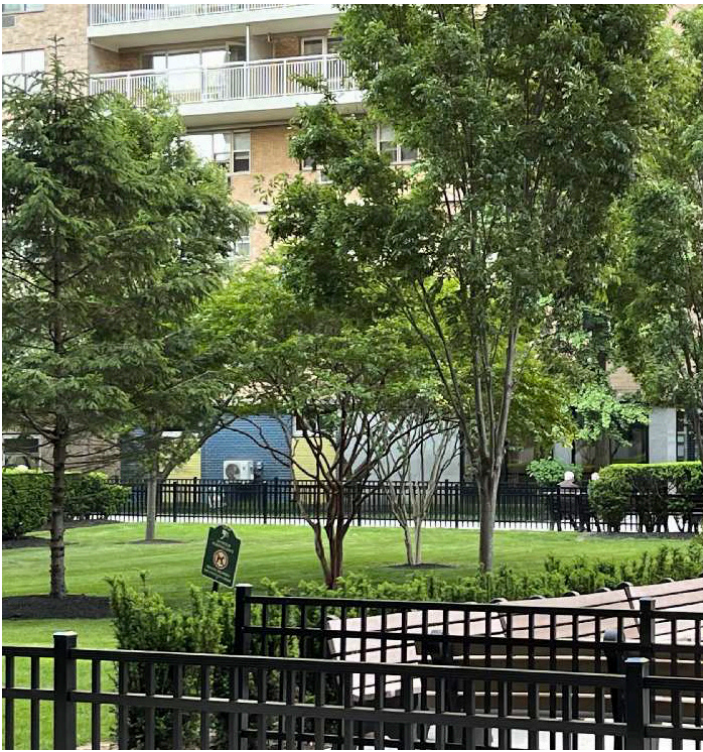
With a diverse range of 12 committees to choose from, you can find a group that aligns with your interests, skills, and passions. Whether you have a knack for organizing events, a keen eye for landscaping, or a passion for fostering community engagement, there is a committee waiting for your valuable input. Becoming a committee volunteer is not only a chance to contribute to the growth and betterment of our community, but it also provides an avenue for personal and professional growth. By joining a committee, you can meet like-minded individuals, expand your network, and gain valuable experience in various areas of community development.



Laundry Room Rules

We would like to take this opportunity to remind shareholders of the laundry room rules that need to be followed by all residents in order to keep our laundry facilities and machines running properly.

- Hours are 6:00am to 11:00pm.
- All laundry must be finished, including drying, by 11:00pm.
- Be courteous & mindful to others when using several machines.
- Please remove clothes promptly so others may use the machines.
- Laundry left in machines after 15 minutes may be discarded.
- Please discard lint after each dryer use
- Please clean up after you have finished using the machines
- Laundry left overnight may be discarded



Landscaping

We continue to upgrade and improve our landscaping, as we strive to maintain and increase the irresistible charm of our buildings and curb appeal.

We understand the importance of providing a high-quality living experience for our valued shareholders who relish spending their time outdoors on the property and are excited for the upcoming enhancements and transformations.



Mini Mobility Device Ban

We would like to take this opportunity to remind all shareholders the effective May 9th, 2023, Trump Village Section 3 banned the storing and charging of mobility all devices, not including wheelchairs.

This ban includes but is not limited to e-bikes, scooters, skateboards, hoverboards, Segways, One-wheels and/or other electronic micro-mobility devices/vehicles powered by or intended to be powered by lithium-ion batteries.

Any residents currently storing or charging any of these devices must REMOVE THEM IMMEDIATELY. If you have any questions, please feel free to contact TV3 General Manager, Kelly Dorris, at 718-946-1860 or via email at kdorris@akam.com.



Move Ins/Move Outs/Deliveries

If you have an upcoming move in, move out or delivery, please remember to contact the management office in advance to reserve the elevator. The elevator reservation form can either be emailed to you, or you can pick it up at the office. A \$300 Bank check or Money order is required as a deposit to hold the reservation and will be returned when the move or delivery is complete.

Moves and deliveries can only be scheduled Monday-Friday between the hours of 9:00AM to 5:00PM. A violation will be issued for any unscheduled moves or deliveries without a reservation or that are conducted outside of the permitted hours.



Smoking Ban Reminder

We would like to take this opportunity to remind you that as of March 2023, Trump Village Section 3 banned smoking in all Commercial units, Residential Units (Including the balconies), all common areas, including but not limited to, the elevators, hallways, stairways and lobbies. Smoking is also prohibited outside the building's property, including but limited to all building entrances/ exits and smoking is to be contained to twenty-five (25) feet from the buildings. The term "smoking" includes carrying, burning or otherwise handling or controlling any lit, smoldering, or electronic product containing tobacco, cloves or marijuana, including but not limited to cigarettes, e-cigarettes, all vaping devices, cigars, pipes, joints, vaporizers, bong, bubblers and hookahs. To enforce this measure, once a violation has been identified, a written notice will be issued, and a violation will be placed on your maintenance account. Violation fees are as follows: (1st) offense is \$100.00, Second (2nd) offense \$200.00 and Third (3rd) offense \$300.00. After the third violation, you will be referred to building counsel for legal action.

One of the most frequent complaints that we receive is that a neighbor or another cooperator in the building is violating the smoking ban and negatively impacting someone's quality of life. We ask that all residents show the respect for your neighbors and fellow cooperators that you would like shown to you and follow the established rules regarding smoking in TV3.

Hoarding

Please be advised that hoarding is not permitted at Trump Village Section 3. If you, or if you know anyone who does need assistance, please contact the management office and we will provide you with contact Information for individuals who can assist you.

Appointments

We ask that any resident needing to speak with any member of the Management office to please make an appointment in advance.

Documents

This is a reminder to all shareholders, documents such as Financials, Operating Budgets, etc., can be reviewed by contacting the Management office and requesting an appointment. Certain documents can also be found in the library section on Building Link or by following this link: trumpvillage3residents.buildinglink.com