

# DMEA

WINTER 2019



Photo: Hal Goluboff

## OUR BEAUTIFUL, RESTORED SHORE ROAD...AND WHAT LIES BELOW.



Photo: Jamie Sutherland

*Beneath our well-built new wooden guard rails and out of sight, sits tons of destruction caused by Hurricane Sandy and other nor'easters*

After eleven long years of negotiating with all of the city's agencies involved in construction, the DMA Board finally got Shore Road re-paved, re-built and finished off with a wooden guard rail using funds obtained by former Senator Avella. And it could all be for naught because of the destruction caused by nature.

The DMA Board is now working tirelessly and we fear, futilely,

to obtain funding from local, state and federal agencies.

The DMEA is also working on a massive project to protect and restore our wetlands. See article on page 6.

Inside this issue are more photos of the destruction that is hidden from our view but threaten our infrastructure.

## PRESIDENT'S MESSAGE

Recently, I had the rare privilege of reading a summary of all DMA Board meeting minutes from 1906 to present and it was eye-opening. The same issues we are dealing with now in our community are 113 years old: sewage and water seepage, security, deed restriction violations, the seawall that needs repair, the Dock that needs repairs, street paving, sidewalks, trees and so on.

The fact is that for over a century we as a community have always managed to come together as a whole and work on the issues that threaten the very reason most of us chose to live here in the first place.

Our predecessors dealt with, among other things, WW I, the crippling Depression Era, fears of bombing in WW II, the September hurricane of 1944 which took our Dock away as well as destroyed much of the (then newish) seawall and numerous boats. But deal with it they did! Under direction of the Board ad hoc committees sprouted up like weeds. Neighbors were asked to pitch-in with work and with their checkbooks. There were very few complaints. The Dock was rebuilt, the seawall repaired, and as time marched on, a tractor and later a truck replaced horse-drawn carts and plows; the "Manor Men" (the Freddy and Segundo of today) no longer had to trim neighborhood privet hedges; bushel baskets filled with grass clippings gave way to metal, then later plastic trash cans.

Through it all the various Boards of Directors met – at least – monthly to discuss the issues at hand in accordance with our bylaws and deed restrictions set forth in 1906. To quote from our bylaws: "The purposes of the Association are to: (a) Care for the common property, providing such services as are necessary for its maintenance, enhancement, and peaceful and responsible enjoyment; (b) Ensure adherence to the deed restrictions governing the privately-owned properties in Douglas Manor; (c) Take other appropriate action to sustain and improve the quality of life in Douglas Manor." This is our duty of care.

With that said, I would like to invite you all to attend the 113th annual DMA meeting on Tuesday, April 30th, 2019, 7:30pm at the Community Church of Douglaston. It would be in the interest of every eligible voter to attend.

Our most dire concern is our crumbling seawall and we still need much repaired at the Dock from last year's storms among other things. As you're aware nothing's cheap and every penny spent is carefully considered.

Just like the old days, our duty of care steers the Board which in turn keeps our beautiful "Salubrious Spot" just that.

I look forward to seeing you all on April 30th.  
Thank you!

–Becky Moravek

## CLIMB BELOW SHORE ROAD & SEE FOR YOURSELF



Warwick Avenue looking south



Beneath Arleigh Road



Damage at Beverley Road



At the seating area

Photos by Jamie Sutherland



Photo by Peter Schorr

At Richmond and Shore

## OUR PIER AND BEACH AREA IS NOT IMMUNE TO THE RAVAGES OF NATURE

Although we've made tremendous strides repairing and rebuilding both our pier and floats after last winter's devastating trio of storms, we still have much work to do. The following photos (all inside gated area) show just a fraction of work still to be done.

\*please understand that we cannot complete the railing installation over rotunda areas until concrete is either repaired or whole area is rebuilt.

Finally, on the 'you gotta be kidding list', on November 15, 2018, the little green sailboat that had been anchored to the north of our jetty, finally broke loose and ended up seriously damaging our brand new dock during a strong northerly storm. We are working with boat owner's insurance company as I write this. So, despite all our hard work, sometimes it seems it's one step forward and three steps back. We will, as we always have, raise above our setbacks and persevere.



Access to plumbing behind gatehouse: metal plate is completely rusted out; needs replacement



Collapse from erosion caused by scouring from storms



By jetty: missing bluestone and crumbling concrete - tripping hazard



Back door of gatehouse: cracked glass and metal trim rusting & pulling away from door frame. Front door of gatehouse: no words needed.



Rotunda(compass area)north side\*



Rotunda(compass area)south side\*

Photos by Becky Moravek

### DMA ARREARS LIST - 2019

(as of 4/30/19) Resident	Balance as of 3/31/19	(as of 4/30/19) Resident	Balance as of 3/31/19
<b>One Year</b>		<b>Two Years</b>	
Caliendro F	702.00	Alleva RQ	1,445.14
Giaimo J	702.00	Anam K	1,445.14
Gonzales G	702.00	Chiang A	1,445.14
Kahn H	702.00	Denoia D	1,445.14
Kamhi N	702.00	Frees M	1,445.14
Lopez R	702.00	Kouloufakos A	1,445.14
Sun E	702.00	Songur I	1,445.14
Devins T	795.14	Yu T <b>Auctioned</b>	1,445.14
Benfatto J	1,059.18	<b>Two + Years</b>	
		Kukla <b>Judgment</b>	5,227.27
		Cui D	6,046.27
		Siderakis/Vella	6,063.52

## THE WHIMS OF NATURE AND THE CARELESSNESS OF A BOATER DESTROY OUR DOCK

### “FLICKA”, The Drama of Someone’s Love

“Where is my Master, my Captain?”, she might think. Alone in Little Neck Bay in mid-November is not the safest place to be. All her friends are in dry dock and she is alone...

This Pacific Seacraft design is affectionately called a Pocket Cruiser but is a seaworthy Blue Water voyager. She has seen many big oceans, weathered many storms, and feels cozy and comfortable here, dancing in the Southerly breeze.

“How much longer must I wait...?” Is my anchor well set and fast...?

“Where is my Captain...?”

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And then it happens: Northerly storm waves followed by vicious wind and gusts beyond her tolerance.

A ride sideways and then head on, she is jerked and yanked on her anchor, pulling her loose out of the muddy bottom.

In a wild journey, driven by this madness, she moves southbound with an anchor skipping over the ground, decks awash, spume flying, the mast gyrating with sails coming loose and shredding in this turmoil. There is no end to this horror!

“What will stop me..?”

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The Douglaston Dock is in her path. She slams broadside into the piers, rocks hole her hull. She is taking on water. Rigging tangles in the structure of the dock’s handrail. Repeat colliding with the decking and support system shifts planking and destroys the integrity of the newly built structure.

Like a slain animal she rests on the sand between the debris of herself. Once, a proud ocean going sailing vessel is now no more.

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**She was refloated with airbags and towed to her final grave.**

—Peter Schorr



## HERE'S THE LATEST ABOUT OUR MEMORIAL FIELD PLAYGROUND

The Committee is very excited to report terrific progress on the design of the playground. In early December, we received the green-light from the Department of Environmental Conservation; relaunched our fundraising efforts; finalized the playground design.

### FREQUENTLY ASKED QUESTIONS FEBRUARY 2019

#### Why are we replacing the old playground?

The playground is dilapidated and continues to deteriorate at an accelerating rate. Given the extensive use of the playground by our children and grandchildren and the hopes Manor residents have when they move to and invest in our community, a new and state-of-the-art playground is profoundly needed. The Memorial Field Playground is also a gathering place for special community events.

#### What will the new playground feature?

The new playground will feature a multi-use, state-of-the-art jungle gym with several slides, climbing areas, ladders, and conventional features. The new equipment has a 20-year lifespan for children of all ages. The jungle gym is nearly double the size of the existing equipment and two connected swing sets to accommodate children of different ages. The new playground will also have brand-new, long-lasting, non-toxic, and permeable safety surfacing, designed to compensate for the wetlands and constant flooding. The design includes a safer entranceway which is mindful towards younger patrons and the surrounding traffic pattern.

#### What will be the safety features of the playground?

Rubber mulch safety surfacing will provide accessibility for the elderly and those with disabilities. The selected mulch will blend in with and complement the beautiful surroundings, and there will be appropriate landscaping to create safety barriers and aesthetic appeal. Finally, we will install new pathways throughout the playground area to promote safety. Specifically, a path will run between the two areas of the playground that will separate the "swing area" and "jungle gym area," and make its way toward the baseball field. The proposed permeable material used for the pathways will be Flexi Pave.



#### How much will it cost?

The first phase of the playground will cost upwards of \$200,000 and include the following components:

- Removal of the current playground and site preparation: \$25,000
- Brand new safety surfacing: \$25,000
- Playground equipment: \$70,000
- Two sets of swings for age-appropriate use: \$20,000
- Installation and design fees: \$30,000
- Pathways and landscaping: \$30,000

#### How long will the new playground last?

The new playground equipment has a 20-year guarantee, which is twice as long as the 10-year life of the current playground. Additionally, the safety surfacing has a 10-year life expectancy and the subterranean platform, which comprises the bulk of the initial costs, has a longer lifespan.

#### When will it be built?

Timing largely depends on the success of our fundraising. If we successfully fundraise to meet our budget, our most aggressive goal is to build the playground this Spring and to open the playground at some point this Summer.

#### Who is spearheading this effort?

A group of committed volunteer residents, including many second-generation Manor residents, a landscape architect, a certified park designer, medical, wellness, and safety professionals, attorneys, fundraising consultants, mothers, fathers, and grandparents. These volunteers have dedicated their time and talent at no added cost, as well as their own personal financial generosity. The small Committee's own gifts will cover nearly one-third of the overall costs, which is an important statement indicating leadership and commitment to the playground.

#### Who is on the Committee?

Alli Angelilli Boulukus	Pauline Healy	Michael Starcic
Carolyn Cross	Tom Kissane	Kristina Vulin
Mary Alice Dadras	Natalya Roder	Kevin Wolfe
Louisa DeRose	Peter Schorr	Will Wang
Peter Finamore	Jerry Schutz	

#### How much should I give to the fundraising?

As much as you possibly can based upon your own means. It is important to note that the two-year "Save Our Dock" campaign raised about \$200,000 from roughly 300 donors. There were gifts at all ranges, yet the top 1/3 of the gifts raised 2/3 of the total amount.

#### Who will be asked to contribute?

All 550 members of the Manor will be asked to participate. Based on the previous fundraising experience with the dock, we recognize not everyone will be able to give, and thus, we are encouraging families to be as generous as they possibly can.

#### Will there be some type of recognition for generosity?

The Committee is working on a plan to recognize the generosity of donors through some type of tangible acknowledgment. Examples are pavers with names, small and discreet signage, and other potential recognition opportunities.

#### Why should I give?

This is a cherished community asset, which will be a great benefit to the children and grandchildren of our residents and keep our promise to the next generation. Installing a tasteful, well-designed playground and beautiful landscaping in this naturally spectacular site will greatly enhance the value of all of our homes.

#### Does Douglas Manor Association (DMA) Dues Cover This Expense?

No, the DMA dues are designed to sustain its annual operations. Extraordinary capital projects such as the dock, the playground or special initiatives are not accounted for in the annual budget and thus require extraordinary and voluntary investments from residents to tackle these priorities. Fortunately, we reside in a lovely and desirable community in which the value of our homes appreciate as we embrace and enhance these cherished assets.

#### Why is an investment in a new playground for our community?

- It's for our kids, grandchildren, neighbors and community.
- This is OUR cherished community asset. It adds to the real estate value of all of our homes.
- The playground will foster physical development, nurture cardiovascular systems, and prevent childhood obesity. It promotes sensory experiences while stimulating cognitive skills like memory and visualization.
- It will be a safe and enjoyable area to experience a family gathering.
- It will be a free and instant "go to" solution to enjoy a lovely day outdoors.
- It will serve as a venue for our community—children, parents, and grandparents—to form friendships.
- Community events like July 4th and Halloween are held in and around the playground.

—Tom Kissane

A special team of leading environmental experts on tidal wetlands and their restoration covered topics ranging from tidal surges, ancient geologic history, and the effects of the Industrial Revolution when they presented their initial data analysis for the Big Rock Wetland Restoration Study to the DMA Board of Directors in January.

Staff from GEI, the landscape architecture and engineering firm hired by the Douglas Manor Environmental Association (DMEA), volunteer students under Dr. Bret Bennington, Chairperson of Hofstra’s Department of Geology, Environment, and Sustainability, consultant Louise Harrison, and a resident volunteer performed a variety of tasks through the fall of 2018 including the collection of water samples, groundwater levels, tide and weather data, and examination of soil borings.

This work was analyzed by GEI staff to better understand current conditions, as well as the degradation of the Big Rock wetland dating back to the mid-19th century. The data revealed that the wetland currently receives heavy freshwater infusions along Douglas Road and that this water is tainted with nitrogen (likely from cesspools and fertilizer) that encourages invasive plant growth. The data also showed that the wetland once had or was a freshwater pond, and that the site started to physically change in the mid-1800s.

The Douglas Manor Environmental Association (DMEA) received a \$120k planning grant for the Big Rock Wetland Restoration Study last year through former New York State Senator Tony Avella’s office. The DMEA Study is a multi-partner effort and includes participation from the DMA, owner of the site, the Udalls Cove Preservation Commission, the Douglaston and Little Neck Historical Society, Hofstra University, Alley Pond Environmental Center, and local schools MHS 67 and PS 98. The Study includes the eastside of the Douglas Manor shoreline from Big Rock to the south end of Memorial Field.

The data analyses are key to developing possible solutions for wetland restoration as well as potential embankment stabilization along Douglas Road, where rising seas and storms have undermined and eroded the shoreline. The Study will examine solutions for restoring native species and tidal plantings to the wetland, improving wildlife habitat, and for lessening damage from storm and tidal surges to protect Douglas Road and Memorial Field. The Field is a former landfill site developed by the DMA as a recreational park in the 1950s. As much as two feet of salt water covers the Field during extreme high tides and storms, several times a year.

Scott Dierks, PE, is a Senior Water Resources Engineer with GEI who is a civil engineer, hydrologist and ecological engineer. He explained to the Board how storms and surging tides affect the Manor shoreline in general, and the Big Rock wetland at the east side of the Manor peninsula specifically, which is more protected than the Manor’s western shore. His analyses will be used to inform the landscape design of the wetland restoration and stabilization design.

Dr. Bennington told the Board of his work with his students from Hofstra as well as high school students in a program Hofstra runs, who have been instrumental since 2015 in providing data for the project, including coring soil samples taken from several different points in the marsh that reveal the geological history of the site over hundreds of years. The discovery of a distinct change in the nature of the site in the 1850s (identified by lead in the sediment tied to pollution caused by the Industrial Revolution) was one of the more interesting findings of their work.

GEI landscape architect Laura Schwanof discussed the negative role of invasive *Phragmites australis* plants that have taken hold in parts of the 2-acre wetland site. The “Phrag,” a non-native invasive reed with tall feathery heads, is a monoculture that has supplanted a once rich plant environment that supported a diverse wildlife habitat, and helped buffer the east side of the peninsula at Udalls Cove from storm and tidal damage. *Phragmites* crowds out all other plants and supports very few wildlife species.

Schwanof showed images of “living shoreline” projects at restoration sites similar to ours on Long Island, where live plant material is embedded in embankments to stabilize eroding slopes, sometimes in combination with wood cribbing or other “hard” embankment structures. She explained that some version of these interventions may be suitable for the stabilization of the Douglas Road embankment, which is severely undermined near the Point.

Resident volunteers contributed data as well. Alexandra Wolfe took tidal readings over two months from a tide gauge installed by GEI in Udalls Cove.



**IN THE FIELD:** Data collection being taken from a piezometer gauge measuring ground water elevation at the Big Rock wetland restoration site during a high tide, November 2018

The GEI team used her readings to calculate against readings taken at a NOAA (National Oceanic and Atmospheric Administration) buoy in Little Neck Bay. Former DMA president Mike Gannon is organizing horseshoe crab monitoring with 12 residents who volunteered to do a count during specific moonlit evenings during May and June. One site at the Big Rock wetland is a known breeding area.

The GEI team told the Board that resident participation in the design process is necessary to come to a conclusion for what the best design solution will be. The next step for GEI is to get resident input.

To that end, the DMEA and its partners are co-sponsoring an informational talk on Thursday, February 28th at 7 pm at the Alley Pond Environmental Center. Jamie Ong, Environmental Protection Project Manager at the NYC Department of Parks & Recreation, will speak on the benefits of healthy wetlands, and wetland restoration projects completed and currently underway at Little Neck Bay. Manor residents will be surveyed on their goals for the Big Rock wetland site and are encouraged to attend.

This event will be followed by a Community Design Charette on Saturday, March 9th at 2 pm at the Community Church of Douglaston, where Manor residents can share their thoughts and ideas about the project. There will be a brief presentation from GEI. Residents will be invited to pick up marker and paper and draw possible solutions (no drawing skills are required!) followed by a discussion of resident’s ideas and a question and answer period with the GEI team. Victor Dadrás of Dadrás Architects and Mary Alice Lee, the Director of the Trust for Public Land who is a Manor resident and DMEA board member, have volunteered to lead the charette.

When the Big Rock Wetland Restoration Study concludes in November, the end product will be a permit-ready set of restoration design construction documents that can be submitted to the NYS Department of Environmental Conservation.

—Jamie Sutherland and Kevin Wolfe, co-chairs, Big Rock Wetland Restoration Committee



**FIVE YEARS AGO—IT SEEMS LIKE YESTERDAY:** Kevin Wolfe and Jamie Sutherland (left), co-chairs of the Big Rock Wetland Restoration Committee with Becca Sedgwick (right) of the NYC Parks Department in 2014 when work on the wetland restoration idea first began. Next step—feedback from Manor residents!

## PLEASE JOIN US IN WELCOMING OUR NEW NEIGHBORS



111 Arleigh Road - Giovanni, Sal, Luca, Susanne DiMeo (left to right)



336 Knollwood Avenue - Ric and Rachael Ortiz



302 Manor Road - Left to right: Sydney, Ryan, Carleen, Dylan, Ryan, Kyle Pressley

### CHANGE OF PROPERTY OWNERSHIP

Changes in Ownership (as of 2/15/19\*)

NEW OWNER	ADDRESS	FORMER OWNER
Meskouris	25 Circle Road	Starco
Trembone	225 Hillside Ave.	Ammirati
Pressley	302 Manor Road	Saccante
Chun	316 Arleigh Road	Lisi, as Executor
Brom	366 Grosvenor St.	Brem
Uberoi	371 Hollywood Ave.	Wong
Ochakovsky	73 Manor Road	Rose

\*At press time this is our list; some properties not listed here are pending sale. WELCOME to all our new homeowners!

### A NOTE ABOUT OUR SECURITY SERVICE

To the DMA Board,

I recently had the terrifying experience of being awoken late at night by 2 people trying to break into my home. I live alone. They ran away when I turned on the lights.

The next morning I left a message for Jamie Sutherland describing the event. Soon after I received calls from both Ron Saar and Kevin Devlin with great concern about what had happened, offering help in any way possible. Later that day each came to my home to make sure I was fine. They offered important advice on safety and assured me my home would be patrolled on a regular basis. Both said I could call them anytime.

I want to commend Kevin, Ron and Jamie for the way they responded to my cry for help. The memory of this attempted robbery will remain with me always, but my fear has been lessened because of their care and concern. Please share this letter with them.

Sincerely,  
Toni Lapin  
327 Park Lane, Douglas Manor

### SOME SAFETY TIPS WE SHOULD KNOW, MANY FROM THE NYPD WEBSITE. STAY SAFE.

- **Shopping Malls:** Park in a well-lit area, do not place items already purchased in your vehicle and go back into the mall for additional shopping.
- **Bars/Restaurants:** Do not leave drinks unattended on the bar, beware of people trying to drop something into your drink.
- **Car Services/Taxis:** Make sure the vehicle you get into is the one you called, check to see that the car has NYC Taxi plates or TLC plates, take note of the Drivers TLC license. If you direct the driver the route to be taken, make sure he follows that route.
- **Restaurants:** Always place your bag on your lap when in a restaurant, bar or coffee shop.
- **Pickpockets:** Watch out for pickpockets in crowded situations, such as tourist attractions and department stores. Women should carry their bags towards the front of their body. Men should carry their wallets in their front pants pocket or inside jacket breast pocket.
- **Unattended Personal Property:** Never leave your electronic equipment or personal property unattended, even for a minute.
- **Shopping Cart:** Never leave your bag unattended in a shopping cart.
- **Phone Scam Alert:** Be suspicious of phone calls from persons claiming to be Law Enforcement, IRS, Immigration, Utility Companies, Hospitals, Lottery, Computer Techs, etc. – who ask you to purchase a gift card or ask you to withdraw money from your account. Hang up! Do not go out and purchase a gift card to pay over the phone.
- **Counter Terrorism:** Report all Suspicious Activity to 1-888-NYC-SAFE (1-888-692-7233). Remember, If You See Something, Say Something.
- **Emergency Situations:** Call 911  
Non-Emergency Situations: Call 311



**KEVIN DEVLIN\***

Kevin Devlin retired as the first Commanding Officer of the Special Operations Division of the Port Authority of New York and New Jersey Police Department (PAPD). He has extensive experience and expertise in emergency service operations, canine security programs, weapons of mass destruction, terrorist threat environment and facilities security. Kevin was responsible for the threat and risk assessments of critical Port Authority facilities (Airports, Bus Terminals and Port Facilities).

Significant accomplishments:

- Successful Evacuation of Port Authority Bus Terminal during Northeast blackout August 2003.
- Emergency Service Unit Sergeant -World Trade Center Rescue and Recovery – responsible as team leader for safety of Police Officers during the rescue/recovery at the WTC.
- Tactical Response Team Leader during the hijacking of National Airlines flight.
- Apprehension and Conviction of a felon for Attempted murder of two Port Authority Police Officers.

Kevin and his wife Sheila Hartnett Devlin have lived in the Manor since August of 2000, they have an energetic thirteen-year-old son Sean, who is an avid swimmer, baseball player and ice hockey player. They also have a black Labrador retriever named Fiona.



**JOE FRENCH**

Joe French has resided in Douglas Manor for over thirty years with his wife, Moira Casey. They raised their three (3) daughters in the Manor.

French and his wife are partners in the law firm of French & Casey, LLP with offices in Douglaston and Manhattan.

He is a member of the Douglaston Civic Association, and served as its president from 1992-1996. He previously served on the DMA Board from 1997-2000, and ran the Fourth of July games from 1996-2000. He also served on the Board of Directors for the Douglaston Club from 2012-2018.



**CLAUDINE GAFAR, CPA, CGMA\***

Claudine Gafar has lived in Douglas Manor since 2009 with her husband and daughter. She is currently the Controller at a museum and had previously worked over 20 years in the Financial Services with 11 of those years as Assistant Controller for a top global private equity firm. Her roles over the years have ranged from performing audits at PricewaterhouseCoopers, financial statement compilations and presentations to budgeting and corporate tax return preparation / filings.

A lifelong swimmer, she volunteers for the St. Anastasia CYO girls swim team, serving as a Coach as well as volunteering for the Bayside Historical Society, providing financial and accounting services.



**MIKE GANNON**

Mike Gannon returns to the Board after a one year absence. He served from November 2011 to May 2018 with one year as Vice President, and four years as President. He brings continuity from past work for the DMA with various City and State agencies and elected officials on issues like the Shore Road reconstruction, the seawall, street paving, the NYS DEC mitigation project, and Memorial Field enhancement planning.

He is a fifth generation Douglastonian married to lifelong Douglas Manor resident, Lisa Mueller. He lives in the Park Lane home her parents purchased in 1939. Mike was schooled locally having attended Saint Anastasia, Bayside High School, and Fordham University, graduating with a BA in Political Science. Mike retired in 2010 after 41 years in the railroad industry operating passenger and freight trains for Penn Central, Conrail, and most recently Amtrak's Acela service to Washington, D.C. In addition to serving on the DMA Board, he serves as Third Vice President of the Douglaston Civic Association, Trustee – Researcher in the Douglaston & Little Neck Historical Society, board member of the Douglas Manor Environmental Association, and a proud member of the Douglaston Garden Club and its Roadside Beautification Committee.



**TOM KISSANE\***

Tom and his wife Shalini have lived in Douglas Manor with their two children, Leela and Priya since 2013. Tom has served on the DMA Board for the past several years.

Tom was born in Douglaston and is the Principal and Managing Partner of a national strategic consulting firm.

Since joining the DMA Board, Tom has worked with a tremendous group of people on the committee to construct the long-awaited new playground at Memorial Field.



**MICHAEL STARCIC**

Michael Starcic was raised in Douglas Manor. After attending St. Anastasia and Chaminade High School, he attended The College of the Holy Cross in Worcester, MA. At Holy Cross he earned his BA in Economics, Accounting and Political Science.

After college, he moved to Boston to join Deloitte. He served as an auditor for public Real Estate Investment Trusts and public manufacturing clients such as Steinway Musical Instruments. Upon transferring to the New York office he joined the Forensic Accounting Department specializing in real estate valuation and securitized debt. Three years later, he took his experiences to his family-owned real estate management and investment company, Ridge Realty Management.

At Ridge Realty he manages multifamily rentals, co-ops and condos as well as retail and office properties in Queens and Manhattan. In addition to management, he is also active in real estate development, construction and investment throughout NYC.

He has lived in Douglas Manor for the past eight years with his wife, Christina (also a Douglas Manor native), and is happy to be raising their two children, Sofia (7) and Jason (3), in his hometown.



**MARCIA TU**

Marcia Tu, her husband and daughter, Scott and Nikki Bernstein, have been Douglas Manor residents since March 2010. They purchased their Manor Road house in 2006 and spent several years on the renovation and expansion. Kit, their Finnish Spitz dog, loves her daily walks around the neighborhood.

Scott works in real estate for New York City and is a DLNHS board member. Nikki, currently a junior at The Mary Louis Academy, learned to sail with the Douglaston Club junior sailing program. Nikki plays trumpet and bugle, is on the TMLA robotics team and will be a junior sailing instructor at the Sagamore Yacht Club next summer.

Marcia grew up in Utah and Colorado and attended Vassar College and NYU Law School. She worked at Skadden, Arps, Slate, Meagher & Flom doing corporate finance and restructuring legal work and was at Merrill Lynch for 16 years where she held various legal and compliance roles in the US and Asia. Marcia moved to Credit Suisse and was head of regional compliance strategy. Since mid-2018, she has been enjoying time off and doing start-up legal work.

Marcia looks forward to helping the DMA maintain and enhance this beautiful neighborhood so that all can continue to enjoy the benefits of living in Douglas Manor.

\*Denotes incumbent



# Financial Report

Douglas Manor Association  
 2018 Year to Date  
 Profit & Loss with  
 Annual Budget  
 As of January 31, 2019

	<b>Current YTD</b> <b>Apr '18 - Jan '19</b>	<b>Prior YTD</b> <b>Apr '17 - Jan '18</b>
<b>INCOME</b>		
<b>Operating Income:</b>		
Residential Dues	\$ 374,500.50	\$ 386,278.22
Arrears Dues, Cumulative **	-	-
<b>Other Income:</b>		
Non Residential Dues	25,850.00	26,300.00
Pier Rentals	10,187.50	10,575.00
Events Income	1,265.00	1,380.00
Interest	525.82	448.33
JYS	12,000.00	250.00
Arrears: Interest (6%) + Penalties (5%)	1,583.49	5,228.06
Misc -Office, Grounds, Pier & Beach	76.00	-
Film Donations	6,500.00	6,000.00
Other Donations	648.04	1,000.00
<b>Total Income</b>	<b>\$ 433,136.35</b>	<b>437,459.61</b>
<b>EXPENSES</b>		
<b>Operating Expenses:</b>		
Payroll & Benefits	196,854.64	172,550.80
Security	81,063.00	80,808.32
Insurance	41,581.05	37,565.29
Rent	4,890.00	8,000.00
Accounting / Audit fees	966.91	10,131.83
Communications	4,533.14	6,038.93
Telephone	4,683.75	5,289.08
Utilities	1,426.84	2,891.21
Maintenance	10,601.17	5,721.73
Sanitation	4,161.56	3,882.85
Supplies	2,711.72	2,896.29
Landscape Architect - Memorial Field	-	-
Events / 4th of July Games	2,016.44	1,884.66
Annual Special Meeting	1,896.30	1,537.63
Legal	2,500.00	1,526.78
Income Taxes	1,239.64	983.00
Miscellaneous	3,488.68	9,570.94
Depreciation	-	-
<b>Total Operating Expenses</b>	<b>364,614.84</b>	<b>351,279.34</b>
<b>NET OPERATING INCOME / (LOSS)</b>	<b>\$ 68,521.51</b>	<b>\$ 86,180.27</b>
Net Capital Improv Save Our Dock - Income/(Loss)	-	(61,269.52)
Net Capital Improv Pier - Income/(Loss)	(38,160.33)	-
Net Capital Improv Playground - Income/(Loss) (DMA)	(11,896.53)	-
Net Capital Improv Playground - Income/(Loss) (Donations)	22,800.00	30,000.00
Net Capital - Truck - Income/(Loss)	(7,364.82)	-
Net Capital - Income / (Loss)	-	(35,718.41)
Insurance Claim Settlement	28,440.15	-
<b>Total Capital Improvements Revenues / (Expenses), net</b>	<b>(6,181.53)</b>	<b>(66,987.93)</b>
<b>Net Income</b>	<b>\$ 62,339.98</b>	<b>\$ 19,192.34</b>



# Financial Report (continued)

Douglas Manor Association  
Balance Sheet  
As of January 31, 2019

	<u>Jan 31 '19</u>	<u>Jan 31 '18</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
Operating	151,814.01	221,691.10
Cap Improvements-Unrestricted Cash **	0.00 <sup>1</sup>	0.00
Payroll	19,431.83	14,746.43
Business Select Savings	786.46	810.76
Vanguard #33	58,371.58	57,713.81
TD Bank - Capital Improvement	73,753.85	0.00
<b>Total Checking/Savings</b>	<u>304,157.73</u>	<u>294,962.10</u>
<b>Accounts Receivable</b>	<u>(12,462.41)</u>	<u>(9,721.41)</u>
<b>Other Current Assets:</b>		
Project Development Costs	206,488.40	145,248.88
Exchange	9,360.34	5,988.20
Undeposited Funds	0.00	0.00
Security Deposit - Rent	1,300.00	1,300.00
<b>Total Other Current Assets</b>	<u>217,148.74</u>	<u>152,537.08</u>
<b>Total Current Assets</b>	508,844.06	437,777.77
<b>Fixed Assets</b>		
Truck, Net	500.00	500.00
Leasehold Improvements, Net	104,082.07	104,082.07
Machinery & Equipment, Net	(0.35)	(0.35)
Office Equipment, Net	2,080.87	2,080.87
<b>Total Fixed Assets</b>	<u>106,662.59</u>	<u>106,662.59</u>
<b>TOTAL ASSETS</b>	<u><b>615,506.65</b></u>	<u><b>544,440.36</b></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
Retained Earnings	553,166.67	525,248.02
Net Income	62,339.98	19,192.34
<b>Total Equity</b>	<u>615,506.65</u>	<u>544,440.36</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>615,506.65</b></u>	<u><b>544,440.36</b></u>



Douglas Manor Association, Inc.  
234-21B 41st Avenue  
Douglaston, NY 11363

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Hal Goluboff, *Editor*  
Becky Moravek, Jamie Sutherland, *Co-Editors*

**Board of Directors**

Becky Moravek– President  
Peter Schorr–Vice President, Pro Tem  
Claudine Gafar – Treasurer

Vince Aljiperti – Board Member  
Kevin Devlin – Security / Insurance  
Claudine Gafar – Treasurer / 4th of July Games  
Hal Goluboff – Manor Matters / DMA/FYI  
Andrea Hart Latzer – Properties  
Tom Kissane – Memorial Field / Playground  
Sharon Lee – Membership  
Becky Moravek – Pier & Beach / DJYS Liaison /  
Water / Streets / Seawall  
Pat Rice – Membership / Reserve Study / Finance  
Peter Schorr – Grounds / Mooring  
Jerry Schutz – Memorial Field  
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**Occupant or Current Resident**

**VERY IMPORTANT ANNUAL MEETING TUESDAY, APRIL 30, 2019**

Please join your DMA Board on  
Tuesday, April 30th for our Annual  
Meeting.

There are many pressing issues  
facing our community and we hope you  
will join us and help us make these  
very important decisions.

The meeting will begin at 7:30pm at  
The Community Church of Douglaston,  
39-50 Douglaston Parkway.

We hope you will attend. We need  
to hear your voices.

**LIFEGUARDS & GATEKEEPERS**

If you would like to work at the Dock this summer as  
a lifeguard or gatekeeper contact the DMA Office at  
718.225.3111. (Ages 16+ only please.)

**HELPFUL PHONE NUMBERS**

- NYC Information, Potholes, Trees..... 311**
- Police & Fire Emergencies..... 911
- 111th Precinct..... 718.279.5200
- Airplane Noise..... 718.995.5755
- Assemblyman Braunstein..... 718.357.3588
- Community Board 11..... 718.225.1054
- Con Ed Electric & Gas..... 800.752.6633
- Congressman Suozzi..... 631.923.4100
- Council Member Vallone..... 718.619.8611
- DMA Security Car..... 718.423.0311**
- Douglaston/Little Neck Historical Society..... [info@dlhns.org](mailto:info@dlhns.org)
- Douglaston/Little Neck Library..... 718.225.8414
- Landmarks Preservation Commission Permits.. 212.669.7817
- Little Neck/Douglaston Volunteer Ambulance 718.229.0400
- Northwell/LIJ Hospital..... 718.470.7000
- North Shore University Hospital..... 516.562.0100
- Senator Liu..... 718.765.6675
- Senior Citizens Hotline..... 800.342.9871
- Veterans..... 888.838.7697
- Voter Information..... 800.367.8683