

# Hampton Courterly

September 2025

The Newsletter of the  
Hampton Court  
Owners' Corporation



ELECTRONIC EDITION

## A Message From Our Board President

President's Report: As the summer months wind down, there's always happenings at Hampton Court. Unfortunately, the Hot Topic is the roach issue that we have been suffering from. We have been messaging to all residents regarding the importance of utilizing our exterminator services, as well as proper use of the chutes. Please be sure to utilize the Coop exterminator, Safety First Pest Control, which can be contacted at [info.safetyfirstpc@gmail.com](mailto:info.safetyfirstpc@gmail.com) or 917.994.2800.

As Board President, as well as calling these two people friends, I and we, thank Seth Welins and Carol Lacks for their years of work to create a cohesive community. As our defacto leaders of all things Community and Fun, we owe them our deepest love and respect. But it is now time for others to continue this tradition, which includes our Holiday Party, Annual BBQs and other events. We will push out more information as we move along.

Finally, Hampton Court is re-engaging Building Captains, for which we have volunteers. More to come on this wonderful program that was always a great way to engage all shareholders.

## Additional Updates

**Gas Detectors (Local Law 157):** Gas detector installation will be installed on the following dates: **Building B**, September 30th; **Building C**, October 7th; **Building D**, October 14th.

**Lighting Upgrade (Local Law 88):** Will proceed with installation of energy-efficient lighting solutions like LEDs, daylight controls, and occupancy sensors in specifically defined public spaces after recommendations are finalized. Installation is expected to be completed by December 2025.

**Proactive Lead-based Paint Testing (Local Law 111):** X-ray fluorescence (XRF) testing has been completed in specifically defined public spaces within all 4 buildings. This project is in progress.

**Greenhouse Gas Emissions Reduction (Local Law 97):** Hampton Court's original square footage was improperly recorded and has been resubmitted with a substantial increase in square footage, which lowers greenhouse gas emissions per square foot. All required filings have been completed.

**Benchmarking Law (Local Law 84):** This updated local law (from 2009) requires buildings to submit their annual energy use to the U.S. Environmental Protection Agency. Deadline extended to August 29, 2025. Filing was sent.

**Window Renovation:** Management submitted a proposal. If shareholders are interested in window replacement please contact Property Manager Kimmarie Mealer [kimmarie.mealer@fsresidential.com](mailto:kimmarie.mealer@fsresidential.com) and cc the Board [HamptonCourtWeb@gmail.com](mailto:HamptonCourtWeb@gmail.com) for any additional information or concerns.

**Exterminator:** Management, Board, and Building Staff are all pleased that shareholders took advantage of the one time door knocking opportunity on 8/11 and 8/18. If you would like to schedule an appointment for service please contact [info.safetyfirstpc@gmail.com](mailto:info.safetyfirstpc@gmail.com) and cc [Kimmarie](mailto:Kimmarie).

## Board of Directors

**Andrea Crawford** President  
**Felix Burgos** Vice President  
**Andrew Julia** Treasurer  
**Nina Kulkarni** Secretary

**Waleed Al-Shamma** Director  
**Scott Biel** Director  
**Anthony Mavilia** Director

## Dual-Plunger Brake System for Our Elevators

In New York City, all existing elevators with single-plunger brakes must be upgraded by January 1, 2027 to comply with new Department of Buildings (DOB) code requirements of a dual-plunger brake system.

Unfortunately, our elevators are not in compliance with this new code and require upgrades to meet it. The Board is in consultation with field experts to evaluate the most cost effective method of handling this project. Based on our initial findings, an assessment will be likely required to cover this cost.

The safety, legal compliance, and long-term value of our buildings remain the Boards top priorities. Once our evaluation is complete and we consult with Legal and Management, we will hold a special meeting with shareholders to discuss the work that will be done and the associated cost. Thank you for your cooperation.

## Building Co-Captains



**Building A:** Claire Mangan & Lisa Belaustegui

**Building B:** Alpana Patel & Luigi Canepa

**Building C:** Matilde Cardoso & Jay Lechler

**Building D:** Lorraine Valenti & Ian Twine

Look out for messaging about first meetings with your Building Co-Captains.

## Upcoming Events

Oct 3-7: **Art Exhibit** (Community Room)  
Oct 4: **Outdoor Movie:** TBD  
TBD: **Meet Your Building Co-Captains**  
Oct 25: **Halloween Parade**  
(Rain Date Oct 26)  
Dec 12: **Winter Holiday Party**

**Book Club**  
Sept 24: **Escape from Freedom** by Erick Fromm  
Oct 29: **Never Let Me Go** by Kazuo Ishiguro  
Nov 19: **Remarkably Bright Creatures** by Shelby Van Pelt

## Important Contact Information

**HC Security**  
Guard Booth 718-849-8214  
Cell Phone 229-809-5052

**Board of Directors**  
[www.hamptoncourtonthepark.com/contact](http://www.hamptoncourtonthepark.com/contact)

**Property Management**  
[Kimmarie Mealer](mailto:Kimmarie.Mealer)  
212-634-8914  
Senior Property Manager,  
First Service Residential

**FSR 24/7 Customer Care**  
212-634-8911  
[nysupport.fsresidential.com](mailto:nysupport.fsresidential.com)

**Extermination Services**  
[info.safetyfirstpc@gmail.com](mailto:info.safetyfirstpc@gmail.com)

## Compost Drop-Off on Sundays

**Compost drop-off takes place ONLY on Sundays** from 10am-2pm, located in the courtyard between A & B buildings. Please ensure the following:

- **Do NOT fill compost bins past the 3/4 full line marked with tape**
- **Do NOT push compost down; once it reaches the 3/4 full line, move on to the next bin**

Proper composting actually **DECREASES** pest outbreaks as it keeps food waste out of our garbage chutes, where the roaches like to nest. Ideally, compost should be kept frozen in BPI Certified compostable bags. This reduces waste, spills, & smells. Thank you for your continued cooperation and support!

## Thank You

Thank you to the Social Committee volunteers, Outdoor Film Society volunteers, and all who helped organize the barbecues and outdoor movies on July 12th and August 16th. It takes a lot of work to host these events and we are happy to see participation growing. Having multiple generations and age

groups come together is what makes Hampton Court so special; thank you to each of you for doing your part to make these events successful.

## Proper Trash Chute Use

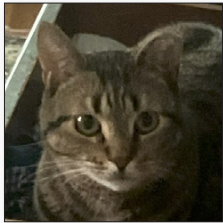
When using the garbage chute, please remember:

- **Always bag and tie your trash securely using a sturdy garbage bag. Flimsy bags easily tear and spill contents everywhere**
- **Never toss loose, unbagged food scraps**
- **Never put glass down the chute**

These three simple rules make a big difference. Unbagged trash or flimsy bags can burst open on the way down, creating a mess that our porters must clean **by hand**. Food scraps attract pests (like the cockroaches we're currently dealing with), and broken glass can cause serious injuries to the staff who handle our garbage.

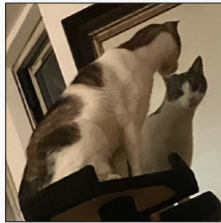
Let's all work together to ensure that every member of our community keep our Hampton Court safe and pleasant for every resident and every member of our staff.

## Pets of Hampton Court



**Baby G.:** Male, Rescue cat adopted 2 years ago

He is the prankster, always looking for new ways to get into trouble, but at the same time is capable of turning on the charm. He loves to watch the bird and squirrel action in the tree outside our living room window.



**Sweet'Pea:** Male, Rescue cat adopted 2 years ago

He is a mild-mannered soul who loves sunning himself near the window



**From left to right: Diane & Charlie Goldstein & Cagney; Lorraine Valenti & Metro; Keith King & Teddy; Kirsten & Renie & Lucy; Savannah & Elsa & Coco; Alison Castenada & Kaiju and Wilford**



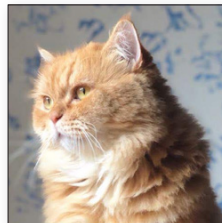
**Ben:** Male, Age: 18 months; Bernadoodle

He loves attention and always wants to say Hello to everyone, and lives in building C, with his owners Natan, Bozena, and Kryz Wecel



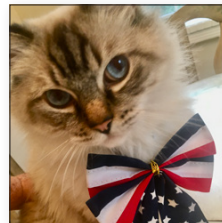
**Cagney G:** Male, Age: 2; Maltese Mix

Named after actor James Cagney because he's feisty and his paws are white, like little tap shoes. He is still learning to play well with others.



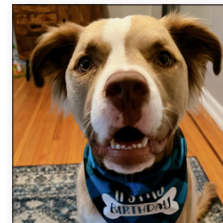
**Charlie P:** Male; Persian

Meet Charlie, a lovable ball of mischief and mayhem. His hobbies include being worshipped by all and pretending to hunt birds perched outside our apartment window. He's very good looking and knows it - vanity is his birthright, or so he claims. He lives with (governs?) his non-furry companions: Ani, Rowena, Siddharth, and Anahita.



**Charley:** Male, Age 9; Ragdoll

He is gentle, sweet, and loves watching birds from our windows!



**Charlie:** Male, Age 3

Charlie is the perfect mutt. Adopted through the wonderful Muddy Paws rescue.



**Circe:** Female, Age 6

Circe was adopted before everything shut down in March. She is one spoiled cat.



From left to right: Erick Wilund & Ripley; Steve Maruzzelli & Mochi; Claire Mangan & Goldie



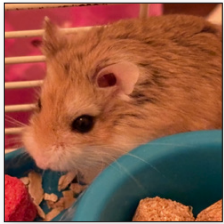
**Daisy:**  
Female Holland Lop

**Ollie:**  
Male Netherland Dwarf

Both love eating fresh greens, finding boxes to destroy, and watching their new baby friend, Owen. They live in C5F with Louise, Paul, and Owen.



**Finley King:** Female, Age 16;  
Maine Coon



**Hazelnut:** Female, desert dwarf hamster

Hazelnut loves to eat, play, and climb on her cage, and enjoys sleeping in the morning and loves running on her wheel in the afternoon and evening.



**Izzy:** Female, age 5; terrier/poodle mix

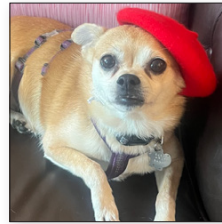
Izzy loves yak sticks and watermelon. She loves walks on sunny days and chasing after toys her brother throws!



**Kai and Bella:** 6 year old tabby cats.

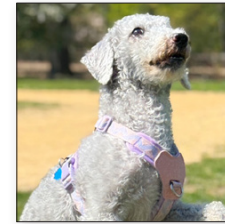
You find Bella on the window-sill looking out of the window, and Kai near our food trying to steal it.

We love our cats as imperfect as they are: mischievous, lazy, sassy, shy or unfriendly with strangers.



**Kaiju:** Female, Age 11; Shibu Inu

Rescue from Pupstarz Rescue



**Lola:** Female, Age: 3 years, Bedlington Terrier

We joke and say that she is part dog, part cat, part goat and looks like a lamb! She definitely made our life better.



**Merlin Junior:** Male, Golden Retriever

Merlin lives with his parents Jailyne Carpio and Hegson Rapozo. He loves attention so feel free to say hi if you see us around!



**Mimi** (L) is 10 years old. She is a rescue, half Pomeranian/half Cocker Spaniel. Whenever she sees a dog on television, she charges the TV!!

**Franky** (R) is a Puggle (Beagle mixed w/Pug). He's 11 years old and also a rescue. Nick-named Papi Chulo, he knows commands in Spanish.



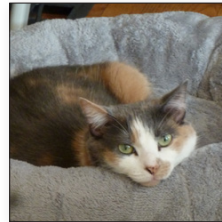
**MoMo:** Male, Age: 10 months, Shih-tzu

He loves looking for things, tugging toys from anyone's hands, and running through tunnels and contraptions.



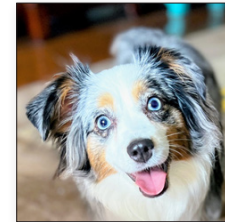
**Mose and Miesl**

Brother and sister pair. Mutt cats, rescued as nurslings from a large feral pack in the Rockaways after Superstorm Sandy.



**Phoenix:** Female, Age: 14 years

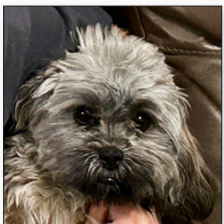
She looks sweet but gets annoyed at her servants, Michael and Wendy, when she isn't fed when she deems it time. This squatter has it too good.



**Rosie:** Female, Age 3, mini Australian Shepherd mix  
Rosie is very sweet, playful, and a little shy.



**Sadie** is 9 and a rescue, so we don't know her breed. She loves to sit on her mommy and lay in sunbeams. She likes when her brother is asleep because she is terrified of him!



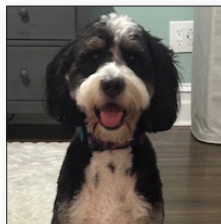
**Sandy:** Female, Age: 1 year; Mixed: Shitzu-Yorkie and Pekingese-Poodle

LOVES playing fetch at the dog park and lots of cuddles at home (but barks at all dogs when on the leash). Like all of us, she's a work in progress.



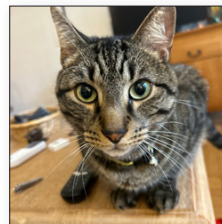
**Teddy B:** Male, Age: 3 years; Tabby mix

Seen during his day shift on neighborhood watch. Recently adopted from Pets4Luv, a rescue organization on Long Island by his human servants Flo and Luis Bodden in D2J.



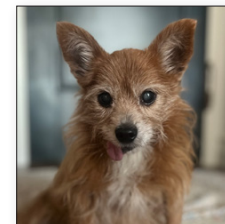
**Teddy K:** Male, Age: 2 years; Bernadoodle

Teddy always just wants to say hello, take a sniff and maybe give a lick! (or a bark ).



**Whiskers Walker:** Male, Age 3

Former deli employee (now retired) with a fondness for deli staples like butter and cream cheese. He is an adventurer, likes to travel and a great athlete.



**Wilford:** Male, Age 14; Dachshund/Terrier mix  
Rescue from Pupstarz Rescue



**Zara:** Female, Age 1 ½; Cavalier King Charles spaniel  
She is a bundle of joy who thinks she is a princess.