



Community Chronicle

64-34 102nd Street, Rego Park, NY 11374 • Official Publication



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From the Desk of the Board of Directors

Welcome Shareholders to the Summer 2026 Edition

This newsletter is our way of keeping everyone at Carol House in the loop about building capital projects, repairs, and general updates around the community.

We kicked off the year following one of the toughest NYC winters in recent memory, which put significant demand on our heating and plumbing infrastructure. The extreme cold spell led to steam line leaks and plumbing repairs, consuming nearly 30% of last year's total repair budget in Q1 alone. Through it all, our dedicated staff put in long hours keeping sidewalks, driveway access, and building entrances clear, safe, and running smoothly.

Major Capital Project Highlights

Garage Repairs (LL126)

COMPLETED

Required structural inspections and infrastructure repairs under NYC Local Law 126 fully completed.

Laundry Fire Prevention

90% COMPLETED

Sprinkler system & gas shutoff following NYCDOB violation; awaiting final gas meter.

Soil Inspection & Removal

IN PROGRESS

Environmental soil testing and remediation underway prior to co-op mortgage refinancing.

Rooftop Water Tank

PLANNING STAGE

Full wooden water tank replacement scheduled for late summer / early fall 2026.

Building Reminder Corner

Large Deliveries & Moves

All furniture deliveries and move-in/outs must be coordinated 48 hours in advance with Super Benny for elevator pad placement.

Residential Quiet Hours

Respect your vertical neighbors. Standard residential quiet hours run from 10:00 PM to 8:00 AM daily.

Trash & Recycling Protocols

All recycling should be brought down to the ground floor and placed into appropriate recycling bins.