MEET YOUR NEIGHBORS

Interview by: Mina Mauerstein Bail

MEET IRENE GRINGUZ, wife, mother of three, realtor and a fifteen-year resident of Hollis Hills who loves to swim with dolphins.

Q. Why did you choose to live in Hollis Hills?
A. Aside from the convenient location, my husband and I chose Hollis Hills because it is a thriving community with excellent schools. We were a young family living in Forest Hills at the time, but knew we were going to grow and wanted our kids to have the best upbringing we could give them. Schools like PS 188Q and the wonderful parks all over the neighborhood made the decision to move here pretty easy.
The mission of the KHC is “to use the lessons of the Holocaust to educate current and future generations about the ramifications of unbridled prejudice, racism and stereotyping.” The KHC offers a wide array of public programming which includes: lectures, student fellowships, survivor discussion groups, exhibits, a cinema series, and special commemorative events.

The KHC is open to the public Monday – Friday from 10:00 AM TO 4:00 PM. There is no admission fee. The KHC is located at: 222-05 56TH AVENUE BAYSIDE, NY Phone: (718) 281-5770 website: KHC@QCC.CUNY.EDU

Q. The KHC website states that KHC is neither a museum nor a library but a learning laboratory. Can you please explain what this means.

A. The KHC has a library with approximately 6,000 books pertaining to the Holocaust and World War II. We have exhibits and a collection of artifacts like a museum. As one of the earliest holocaust centers, opening in the 1980s, people started donating objects, documents, photos, and other materials to us. Our books are to provide context for the programs that we offer, while our artifacts provide the research for our exhibits to educate students and the community on a particular topic. All these things are tools to impact current and future generations using the lessons of the Holocaust and other genocides to create a better future. The success of the Center is not that the students have memorized the date of the surrender of Germany, but that they come through our space and recognize two basic things: one, the capacity of man to be horrible to other human beings, and two, the capacity of human beings to overcome and to be resilient to even the worse kinds of suffering. Through suffering they have become good people who care and can rebuild their lives. We work with students who unfortunately have sometimes experienced trauma firsthand. We consider ourselves a learning laboratory. It’s a bit like chemistry. We mix elements. I am trying to give them enough history, and just enough stories of the survivors and just enough creative space. Through this mixing they become involved and they themselves take some ownership, not only of their learning, but also the world around them. We are trying to train the next generation of leaders who can use this understanding as building blocks towards who they will become.

Q. The KHC also hosts the Annual Holocaust Freedom Seder. This year it will be on Sunday, April 2 at 12:00 PM. Please tell us a bit more about this event.
A. This is a borough-wide Holocaust Freedom Seder. The Seder (a ceremonial meal) commemorates the Jewish exodus from Egypt. The book we use to guide us through the Seder is called a Hagaddah. However, the Hagaddah we use to guide us through the Holocaust Freedom Seder was actually created by Rabbi Abraham Klausner, a chaplain in the US 3rd Army. He celebrated the first Passover held after World War II at a Displaced Persons Camp in Munich, Germany in 1946. This original Hagaddah was discovered fifteen years ago and reprinted. We use a version of this Haggadah during our event, and that is why we call it the Holocaust Freedom Seder.

The story of the Jewish exodus from bondage and slavery in Egypt does to some extent mirror the experience of the Holocaust survivors at the moment when they were freed from the inhumane conditions of the concentration camp, to a moment in time when they could start to plan and think about their tomorrows.

The Holocaust Freedom Seder has always been a very powerful event and we are always joined by a number of Holocaust survivors from our local community. In recent years, we have also invited more and more students to attend. For me, it’s very important that the younger generation does not only see Holocaust survivors as speakers at a podium who are different from them, but rather as peers and have a chance to sit around a table and join them for a meal. Through this interaction students realize that a Holocaust survivor is a regular person. When survivors speak, they can seem larger than life. But the story of the survivors’ resilience is only meaningful if you understand how human they are.

Q. Two years ago, you were named Director of the KHC. Your academic background and professional experience have focused on comparative literature, Jewish studies and the Holocaust. What has motivated you to make the Holocaust the focus of your interest?

A. I have been dedicated to this topic since 1999, about 18 years now. I went to graduate school at the State University of New York at Buffalo to study contemporary poetry. However, early in the program, I took a graduate level Holocaust class and some of the very first readings that we were assigned in the class really impacted me. As the rest of the world started listening more and more to Holocaust survivors, around the early 2000s, some intellectuals were trying to draw lessons from the stories of Holocaust survivors but seemed do so in ways that disrespected the survivors themselves and their experiences. I felt there was a strain in the way people were reading the survivors’ voices and texts. This was deeply offensive to me so I dedicated the rest of my dissertation years to this issue and that is how I got involved in this field. That is what motivated me to make the Holocaust my field of study.

Q. What do you enjoy most about working at the KHC?

A. The KHC is an amazing place. I was living in Los Angeles when I saw the job advertisement for Director of KHC. I was
working at the University of Southern California Shoah Foundation Institute for Visual History and Education founded by Steven Spielberg in the 1990s to collect tens of thousands of videos from Holocaust survivors.

There are 16,000 full time students at Queensborough Community College and they come from one hundred and forty-four countries. When I was in Los Angeles thinking about what does a Holocaust Center at a community college have to offer, I thought about the students from one hundred and forty-four countries. This resonated with me. There could be no more important place for a center focused on the Holocaust, genocide, and human rights than one with students from such diverse backgrounds.

Many students have come from countries which were in crisis and maybe were themselves refugees from the kind of mass atrocity that we are studying at the Center. This Center was one of the earliest ones in New York State and opened in 1983 thanks to the pioneering efforts of Dr. Bill Shulman, who ran the center for twenty-five years.

Many of the students here are first generation Americans and more than half speak a language other than English at home. Eighty-four different languages are spoken on campus. You can imagine the diversity as well as the challenge of finding this common language in the midst of all this diversity. We are helping those students express their own experiences as well as understand the experiences of others. The thing I most enjoy about being here are these amazing students. We also have a wonderful administration and leadership on this campus that gives us lots of support.

Q. There are fewer and fewer survivors left. How do you keep telling the story of the Holocaust without living witnesses?

A. Throughout my career, my work has been focused on sharing the stories of survivors. I am very keenly aware of the power of listening to a Holocaust survivor speak in person. There is no way to replace that experience. Seeing them on a video is not the same; reading their words is not the same. Being in the presence of someone is overwhelming and for the students you don’t need to do much more than put them in front of a survivor and they seem to walk away with a stronger understanding.

We are working on several different approaches to share survivor stories in the future. Beginning this summer, we will launch a training program for children and grandchildren of survivors to tell their family stories. Children and grandchildren of survivors have also been impacted by the experience of the Holocaust in authentic and personal ways. One might say that the most intense years of the Holocaust took place between 1939 and 1945 but the ripples have been felt through the generations. Any child of a survivor of the Holocaust knows that the impact of the Holocaust experience did not end in 1945.

We also plan to bring in survivors of other, more recent genocides. Listening to the testimonies of survivors who are closer in age to our students can be a powerful experience; imagining what
these survivors went through and the challenges of navigating a whole new life. I know I had that experience when I taught a class from Los Angeles and we spent two weeks in Rwanda studying the post genocide period and reconstruction. Nothing in twelve years of studying the Holocaust prepared me to meet someone my own age who had gone through some of these horrific experiences.

I would also like readers to know that we are always looking for new ways to reach people and to have effective and impactful programming. We don’t view ourselves as the center of all knowledge; we are a collaborative organization and we love for people to get involved, and to bring their ideas and perspectives. So please stop by and visit the Center. Give us a call or send us an email.

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Tree Lighting Ceremony
December 2016
Excerpts from an article in the Atlantic Monthly

Why New York City Streets Keep Exploding, and You Can’t Predict Where’s Next


In 2007, 69-year-old Kunta Oza was killed when her house in Sunnyside, Queens exploded. That explosion was traced back to a break in a gas main in the street outside — as the Daily News reported, “an 80-year-old cast-iron gas main.”

Both the age and composition of that main are significant. In a remarkable bit of timing, the Center for an Urban Future released a report this week detailing the age of various parts of New York City’s infrastructure, and it included a look at the aging natural gas network. According to the CUF report, Con Edison’s network has a number of trouble spots.

Their mains are 53 years old on average and 60 percent are composed of unprotected steel or cast iron, the most leak-prone material. According to the federal Pipeline and Hazardous Materials Safety Administration, Con Edison experienced 83 leaks for every 100 miles of main in 2012. Corrosion was responsible for a total of 427 of these leaks.

Adam Forman, the author of the report, pointed out that cast-iron is more than the most “leak-prone” material. In 2011, after a series of natural gas accidents, the federal government created a program that would help municipalities move away from “cast and wrought iron, as well as bare steel” as they’re the materials that pose some of the highest risks of rupture. “The degrading nature of iron alloys, the age of the pipelines, and pipe joints design have greatly increased the risk involved with continued use of such pipelines,” the Department of Transportation explained.

According to Forman’s research, 58 percent of Con Ed’s 2,234 miles of gas mains pre-date 1960. Sixty percent are unprotected steel or cast iron. As for those leaks, they help contribute to the 2.2 percent of gas Con Ed ships to customers each year that doesn’t reach its destination.

UPDATE FROM HHCA

Over the past few years many gas leaks have been reported in Hollis Hills. On one block alone, over a dozen leaks have been found. The issue of gas leaks in Hollis Hills has been raised by the Hollis Hills Civic Association (HHCA) with Con Ed and Councilman Barry S. Grodenchick’s office.
An HHCA board member spoke with Con Ed and requested copies of work orders for Hollis Hills over the past three years. She was informed by Con Ed that this information can only be provided if Con Ed receives a subpoena from a lawyer. HHCA will be following up on this matter.

Additional efforts were made to reach out to Con Ed and HHCA is pleased to report that it has received the following feedback from a representative of Con Ed who lives in Hollis Hills – Michael Clendenin, Director of Media Relations.

“The safety of our customers and communities is our number one concern. We are growing our gas main replacement program to reach 100 miles per year, and Hollis Hills residents will start noticing some of that work very soon. For example, we will be replacing gas mains along sections of Bell Boulevard, Kingsbury Avenue and Stewart Road over the next two years. Two years ago, Con Edison implemented a very aggressive leak survey program to inspect all of our gas distribution mains at least once a month. Our crews and the city Fire Department coordinate responses to gas odors. We make repairs wherever necessary, and we make sure the area is safe. Anytime someone smells gas, they should call 911 or their gas utility immediately. The phone number for Con Edison is 1-800-75CONED (1-800-752-6633). Some residents of Queens are served by National Grid (718-643-4050). For more information on gas safety, check our website: https://www.coned.com/en/safety/safety/gas-safety.”

Council Member Barry S. Grodenchik’s office has also been looking into the issue of gas leaks and has informed us that Con Ed plans to replace old gas lines in some parts of Hollis Hills. “Con Edison’s plans for gas main replacement at locations in Hollis Hills should bring relief to local residents,” said Council Member Barry S. Grodenchik, who resides in Hollis Hills. “I thank the Hollis Hills Civic Association for its consistent advocacy on this issue. My office will continue to monitor the situation.”

The HHCA will also continue to monitor this situation and keep community members informed of progress.

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**TRIVIA QUESTION ANSWER:**

Alley Pond Park with over 650 acres of wetlands and woodlands.
HOLLIS HILLS BAYSIDE – CSA

(Community Sponsored Agriculture – Food Share)

Together we support our farmers at the *Golden Earthworm Organic Farm* in Jamesport, LI. share community spirit … and enjoy fresh organic vegetables weekly!

Applications available at the Synagogue office: 210-10 Union Turnpike and on the website: www.hollishillsbaysidejc.org

*We welcome new members to join our CSA!*

Payment due: April 27, 2017
Season begins: June 1, 2017 through November 16, 2017
Distribution site: 80-11 210th Street, Hollis Hills, NY 11427
Costs: vegetable share $560 and fruit share $125
*Note:* you can split your share with someone

For questions, please contact:
Naomi Horowitz nhorowitzq@aol.com or Pat Robison ptrobon@aol.com
In our Hollis Hills community, spring is the most beautiful time of year because of our gorgeous trees on every street, avenue and front lawn. However, over the past decade we have lost many of our large Heritage Trees to storms and new housing development.

This year, to offset the number of mature trees we as a community are losing, we are starting the **HHCA Tree Planting Campaign**. For members who want a tree in front of their home there are two ways to go about it.

1. **Free**: Request a tree from the City Parks Department and it will be handled on a first come first serve basis. It could take a year or more.
2. **Pay**: The cost of a planted street tree, 2.5” caliper with a two year guarantee is between $1,500 to $1,800 and it can be planted this spring.

To make the process as easy as possible for either option, I will donate my time as the HHCA volunteer arborist, to prepare the Parks Department permit application and help you select the right tree at a local nursery. If you’re interested contact the HHCA email and leave your address and phone number to schedule a site visit.

**Free Tour**: Join us Saturday April 29 at 4:00 PM for our annual **Arbor Day Tree Walk** through the neighborhood. I guarantee you’ll learn to identify five popular tree species and discover the neighborhood’s most beautiful Heritage Trees. Appropriate for all ages. Meet in front of Greek Family Restaurant.
Dear Residents,

First of all, I would like to thank all of those who have sent their annual dues for 2017. I appreciate your involvement and support of HHCA. At the same time I must say that I am very disappointed that less than 30% of the residents of Hollis Hills have sent in their dues. The HHCA has planned many community activities for 2017. However, unless the majority of residents support the efforts of the volunteer HHCA, it is unlikely these plans will materialize. The entire purpose of these community activities and concerns we support on behalf of all residents is to increase a sense of belonging within our special community. Isn’t that why you all decided to live here!

Not only are the annual dues of $25.00 per household “a big bang for the buck”, you can now pay your dues through Pay Pal. Just go to Pay Pal’s website www.PayPal.com. Enter our account president@hollishillscivic.org to make your payment.

The year 2016 closed with the HHCA, hosting for all, a delightful tree lighting ceremony. Although quite cold, the turnout was excellent. To add to the happy occasion, hot chocolate and munchkins were served. And, the children from P.S. 188, under the supervision of their talented teacher, Mrs. Block, sang Christmas carols, followed by the arrival of Santa Claus. Each child had the pleasure of having his/her picture taken with Santa. All the pictures are available for viewing on the HHCA website.

Our Councilman, Barry Grodenchik, was given the honor of lighting the beautiful tree. Background music was provided by DJ. In addition, a very special thank you from our community was extended to the police officers from the 111th Precinct who secured the premises during this event.

Although many of you were looking forward to a public Chanukah Menorah Lighting, it was decided that since Christmas Eve and Chanukah fell on the same night, out of courtesy and respect, it would not be appropriate to combine the two. This year we did not conduct a public Chanukah Menorah Lighting ceremony. However, the Menorah Lighting was performed, but without public participation -- present were Rabbi Zalmonov from the Chabad, Councilman Barry Grodenchik, Assemblyman David Weprin, and myself.

Also, in December 2016, we had the second annual Holiday Dinner for the HHCA Board Members in order to thank them for their dedicated work throughout the year. This holiday dinner for the HHCA volunteers was sponsored by Irene Gringuz of Sotheby’s.
The Problems with Speed Bumps -
Tyler Cassell

Community Boards, legislators and Department of Transportation (DOT) have seen a spike in the number of requests for speed bumps by residents looking for traffic slowing and safety solutions on their streets. Be aware, that being too quick to act in favor of speed bumps can cause your community a lot of grief in the future. Many cities and towns across the country who hastily installed speed bumps are now wishing they hadn’t and are now taking action to get those costly mistakes removed. This has proved to be a tough uphill battle.

A DOT traffic study will determine if any traffic remediation is warranted. The area Community Board usually sends out a form asking affected residents if they are in favor of them or not. To the yes/no questionnaire, many residents respond YES wanting something rather than nothing to be done. The local civic association and Council member are usually brought into the loop for their opinion.

Many are moving away from the antiquated speed bump solution to better and lower cost alternatives such as traffic lights, radar speed calibrators, 4-way stops, 2-way stops, flashing lights, increased signage, pedestrian crossway signs and increased street markings.

Most have found that the negatives connected with speed bump offer compelling reasons to vote NO for them. For example: Speed bumps slow emergency vehicle times by 5-10 seconds for each bump, meaning that a fire truck or ambulance would take longer to reach YOU in an emergency. 30-seconds can mean the difference between life and death. They almost double the air pollution levels by the bumps! They increase noise levels when drivers constantly slow down and speed up near the bumps. Most trucks and garbage trucks rarely slow down at all when hitting the bumps because they don’t own the truck. There is added potential vehicle and personal injury risk resulting in lawsuits against the City when drivers hit them without slowing down. Studies have shown that they decrease property value for those who live on that street and nearby. They create unnecessary delay and snow removal problems for City snow plows during winter storms.

They increase wear and tear on a car’s brakes, tires, suspension system, shock absorbers, lessen your fuel efficiency, and rattle your dashboard. They encourage other dangerous driving activity such as driving around them to avoid hitting them with all 4 wheels. In some cases, cars have jumped the curbs and hit trees, fire hydrants and innocent pedestrians walking there. Bicycle riders hate them and generally swerve around them causing them to weave in and out of traffic. Many local residents find them a nuisance and will adjust their vehicle route accordingly to avoid them. In the long run, they just reroute the traffic problem to other blocks, and they don’t really change driver behavior very much.

Many of us in Queens have learned that the mayor’s Vision Zero 25 mph speed limit means 25 mph after getting a summons from a camera enforced location around our neighborhoods. It’s worked, we’ve slowed down. In the end, the simple posting of a couple more 25 mph camera enforced signs may be your best solution to traffic slowing in your community.
HELP STOP CHECK WASHING

The NYPD is advising the public that thieves have been stealing checks from street and home mailboxes. The information is then “washed” from the checks and new names and a new check amount is added. A $50.00 check can become a $5000.00 check! Try not to deposit mail that contains check payments in the street mailboxes, go to a post office or hand the letter to a carrier. Be sure to check your bank statements carefully for errors. To protect your checks, use Uniball 207 pens. The ink in these pens is not washable.

CPR AT THE LIBRARY

FDNY-EMS teams will be offering free CPR instruction March through June at various Queens libraries. On March 8, they will be in Queens Village, on May 22, in Fresh Meadows and June 15, at Bay Terrace. Times vary. Please contact the library or CB 11 for more information.

HELP WITH LONG TERM CARE

In New York State, the Long Term Care Ombudsman is an advocate and resource for persons living in nursing homes, assisted living and adult care facilities. Ombudsmen help residents and families receive quality care by investigating and resolving complaints. In Queens, call 212-812-2911 for assistance. The office is also looking for volunteers to train to become ombudsmen. You receive free training and work within your community.

SUMMER JOBS PROTECTING THE ENVIRONMENT

The Dept. of Environmental Protection offers internship opportunities for college students for prospective engineers, planners, lawyers and other diverse positions. Interns can work with the water distribution system, wastewater treatment, construction and repair, community outreach, legal affairs, air quality issues, sustainability projects, health and safety compliance. For more information about the qualifications for each job, go to the DEP website, www.nyc.gov/dep. Applications are due by April 7.

NYPD RECRUITS

The NYPD is recruiting for civilian and police officer jobs. There are 17,000 NYPD civilian employees with diverse titles. Positions include evidence control specialists, school safety officers, auto service workers, statisticians, computer programmers, traffic enforcement agents, communications technicians and administrative aides, just to name a few. For information on current employment opportunities, call 646-610-6810 or visit www.nyc.gov/nypd/careers.

30-LOVE

The NYC Parks Dept. have cut the adult tennis fees in half to just $100. Tennis can be played between April and November at any of the 12 courts citywide. Visit www.nyc.gov/parks/tennis to purchase a permit.

WEBSITE – www.nyc.gov/queenscb11
Scams
In late January 2017, news outlets across the United States reported on a purported “can you hear me?” telephone scam. According to those reports, the scam begins with an unsolicited phone call to your phone. After the caller makes contact, they ask, “Can you hear me?” to elicit a response of “yes.” It is alleged they are recording your voice saying “yes” and then using that recording to authorize charges and a potential onslaught of unauthorized charges ensues. This is rumored to be a false report and no one has been scammed this way despite getting these calls. It is better to be safe and not respond to these calls.

Be very aware when using ATM machines. Recently a skimming device was found on an ATM in a 7-11 in Wantagh, NY. It was virtually undetectable. Always cover your hand when typing your PIN.

Another common scam is someone calling as the IRS or Con Edison threatening you. They direct you to pay with a green dot money card. The IRS and Con Ed will never do this. Don’t become a victim.

Car Safety
As the winter weather becomes a distant memory and spring approaches it is time to remind everyone to close and lock the windows and doors on your home and car when unoccupied. Use alarms if you have them. Even if you leave for a moment, don’t give thieves the opportunity to help themselves. Recently there have been thefts of pocketbooks and other valuables from autos parked near the local schools. When you run in for a second to pick up your child, take your valuables and lock your car. Don’t become the next victim. Even if you don’t have a lot of cash in your bag, replacing your driver’s license, other identification, medical ID and credit cards can be a monumental task. It also gives the thief all of your personal information to use for identity theft.

Faded Street Signs
We have recently become aware of some faded street signs in our area and will be contacting the appropriate City agencies to get them replaced. Of particular concern are some of the old faded STOP signs. If you see any signage in the area that needs to be replaced, please let us know the type of sign and the specific location (ex. Faded STOP sign on southbound 217th Street on the northwest corner at 82nd Ave.) Pictures of the sign can be sent to our email. Make sure to include the location in the email.

Babysitters Wanted
Full Time
Part Time
please contact:
President@HollisHillsCivic.org
MEMBERSHIP APPLICATION FOR HOLLIS HILLS CIVIC ASSOCIATION

The purpose of the Hollis Hills Civic Association, a not-for-profit organization, is to promote the welfare of our community and its residents. We do this by organizing and participating in community events, addressing issues raised by members of the association and community, interacting with a variety of local and regional government offices and other organizations on important issues that affect our community now and well into the future, issuing a regular newsletter, managing a website and much more. You can support our volunteer efforts by paying your annual dues of only $25 per household. Please tear off this sheet and mail it along with your check (made payable to the Hollis Hills Civic Association-P. O. Box 640456, Oakland Gardens, NY 11364). Your dues are tax deductible.

We cannot accomplish all these things without the financial support from every home in Hollis Hills. Please support our volunteer efforts by sending in your dues today. Thank you.

We can do so much more if EVERY homeowner pays dues. Let’s make 2017 a banner year with 100% of the homes as paid up members!

You can now pay your dues by Pay Pal. Just go to Pay Pal’s website www.PayPal.com. Enter our account president@hollishillscivic.org to make your payment or you can pay by check - see below.

Hollis Hills Civic Association Dues 2017
(made payable to the Hollis Hills Civic Association)

Name______________________________________________________________

Address___________________________________________________________________________________

Home Phone_______________________________  Email__________________________________________

Business/Occupation________________________________________________________________________

Phone____________________________________  Email___________________________________________
Realty and held at the Greek Family Restaurant in Hollis Hills, a very popular and delectable restaurant.

As in the past newsletters, I have kept you informed of the numerous speed bump requests we receive from residents in the neighborhood. A great many requests for speed bumps were applied for, not just from our neighborhood, but also from many residents throughout Queens. This has happened lately because so many speed cameras were installed on the main roads and drivers, in order to avoid cameras, are using side streets throughout the community. We are a member of the Queens Civic Congress which encompasses all of the civic associations in Queens. They are aware of recent requests for speed bumps throughout Queens and have therefore issued a must-read article about speed bumps. Please read the article in this edition of the newsletter. After reading it, you may change your mind about requesting speed bumps.

Lately, we have had many car break-ins in the neighborhood. After further investigation and discussions with our police precinct, we learned that there is a group of teens walking through the neighborhoods late at night trying to find unlocked car doors. They are finding many cars unlocked and are stealing valuables from cars. I found out why so many cars are being left unlocked. It is due to new cars having automatic locks. When key fobs are in your pocket and you pass the car door it automatically unlocks the door! Many times you press on your key fob to lock doors but as soon as you pass close to the door you unknowingly unlock the door again. The best solution is when leaving your car, keep some distance between you and your car, only then press your key fob and lock your car door.

I am sure you have often seen Con Edison doing work throughout our neighborhood. We have found out that all of this work has to do with gas leaks in our community. This issue is now being investigated by our HHCA Board Member, Mina Bail. Do read Mina Bail’s enlightening article in this edition of the newsletter.

In the past few months, everyone has received a small brown trash container provided by the Sanitation Department. For your information, the Mayor decided to add one more recycling separation. This brown container is for fruits, vegetables, meats, and anything that is edible. The city will use the contents of these new containers to make compost. As of now, it is not mandatory to use these containers, but I’ve been told it will become mandatory in the near future.

(Continued on Page 5)
THINKING OF SELLING YOUR HOME?
For the Best price, Best service and Proven Results, hire the Best Realtor in the area...

...HIRE JULIA & HER TEAM!
Julia has sold hundreds of homes in Hollis Hills since 1985 and her impeccable reputation for honesty, professionalism and strong negotiating skills simply cannot be beat!

The Wall Street Journal has ranked Julia and her team as one of the top 250 Realtors in the country for four years in a row!

How Do We Do It and What Makes Us Stand Out?

- Our highly visible & visited office on Union Turnpike is open for business at 9 am 7 days a week.
- Our cutting-edge marketing program results in maximum exposure for your home.
- We pre-qualify all buyers before we bring them to your home.
- Our team of top-notch, full-time professionals attends to every detail of your sale.
- We speak the many languages of our community including Chinese, Russian, Hebrew & Spanish.
- ALL our contracts result in successful closings because we care and work harder!

Make the Right Choice and Talk to Julia Today!  718-591-5000
I am sure that you are aware that many of our senior residents are leaving our community and new, young families are moving in and constructing new and modern housing which is changing the character of the neighborhood. I would like to remind all of the new residents not to do any construction or landscaping during the weekends and holidays. Your neighbors and the rest of the community would like to spend week-ends and holidays in peace and quiet.

Lately, I have received inquiries from residents asking why HHCA mailings are addressed to current resident and not by specific name. We have had difficulty obtaining a definitive list of households by name. We are trying to rectify this issue and are speaking with organizations that specialize in providing custom mailing lists.

Our local police precinct has informed the HHCA that there are many scams going on that all of us need to be aware of. One of the scams is that every year at tax time you may receive a call from a stranger claiming to be the IRS and demanding personal information. First of all, the IRS will never call you but will send a letter. Regardless of who calls, do not give personal information to anyone over the phone. If possible, get their name and phone number and tell them you will call them back. Immediately call the police.

Additionally, there is a dangerous scam in which a lady with a box or a clipboard in hand, seeming to be an official delivery person with a big smile, knocks on your door and as soon as you open the door, two big guys who were hiding on the sides, push through the door and punch the face of whomever has opened the door and proceed to ransack the house. Please be on constant alert and do not unlock your door even if the person claims they are there to make a delivery or needs help with an emergency. Unless you are expecting someone specifically and they can identify themselves, CAUTION is your best bet. A video clip of this type of occurrence can be found on the HHCA website.

Best regards,
Zion Halili,
President

HOLLIS HILLS CIVIC ASSOCIATION
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Q. What do you like about living in this community?

A. Hollis Hills is a very family-friendly community. Children here can grow up together. They go to the same schools, spend time together on playdates and celebrate birthday parties with each other. Neighbors here really pitch in to help one another. You have a true sense of community and a feeling that we are all in this together.

Q. What would you like your neighbors to know about you?

A. I am a mother of three children who are at very different stages of their lives - one in elementary school (PS 188Q), one in middle school (PS 172Q), and one in college (NYU). Between volunteering at PS 188Q and my job as a realtor, life can be very hectic. Spending time with my family, however, is the most important thing to me. Because our busy weekly schedules aren’t really conducive to “quality” time with the family, we try to get away together whenever we can. Our favorite family outings include skiing, traveling to the islands and summers in the countryside. I feel blessed and fortunate to have a wonderful family, to live in this great community, and to work in a profession that I am passionate about.

Q. Why did you decide to become a realtor?

A. Buying or selling a home is truly an emotional and exciting chapter in people’s lives. SO being a realtor is an enormous responsibility. It gives me great satisfaction knowing that I have helped a family achieve the goal of either buying or selling a home. I am also a “people person”. I enjoy meeting lots of different people. Many of the relationships that I have built with my clients over fifteen years as a realtor continue until today. As a realtor, I also have a certain amount of flexibility. I can make my own schedule and this enables me to spend time with my family.

Q. Can you share some tips about buying and selling a home?

A. Buying or selling a home can be a daunting process for some. Having a
trustworthy, ethical, and familiar with your community or the one where you wish to buy a home is most important. A good realtor can guide you from day one. For example, if you are selling a home you need someone who will tell you what repairs or tweaks need to be made to get you the best offer; how to make your home inviting to potential buyers by decluttering, moving furniture around, making rooms look larger, fixing leaks, refreshing the paint, and sprucing up the landscaping. Every home is different. What is important is to optimize your house’s positive points. When buying a home there are many things to consider, such as: location, shopping, schools, transportation, parks, and green spaces. As each individual or family has his or her requirements, the role of a realtor is to understand these and facilitate the process of finding the right home.

Finally, I just want to say that Hollis Hills is what I call a “hidden gem” and has so many wonderful features—location, schools, easy access to shopping, great convenient transportation like the express bus to Manhattan, parks, and much more. This is why Hollis Hills is very desirable. For any questions or a free market analysis of your home I can be reached at 917-335-3950.

Dear Zion,

I would like to express my gratitude to you & all members of the Hollis Hills Civic Association Board.

Your exceptional efforts make a difference in our community year after year.

As a proud resident of Hollis Hills I am grateful for the opportunity to sponsor your “2016” Holiday Party.

I give you my enclosed check of $1,000.00 along with my heartfelt thanks for your continuous support and untiring dedication to our community.

I wish you a Happy and Healthy “2017” with continued success.

Best regards,

Irene Gringuz

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