

October 20, 2019

To: All Member Board Presidents & Building Managers  
Association of Riverdale Cooperatives & Condominiums

By now you have likely heard about New York's Housing Stability and Tenant Protection Law of 2019, which was signed into law on June 14, 2019, and the negative consequences the law may have for cooperative corporations and condominium associations. Examples of potential issues include limitations on or banning application fees and security deposits, prohibiting the reimbursement of attorneys fees, and the requirement to make the collection of unpaid maintenance, late fees and interest all separate matters for courts to review.

In order to properly inform our co-op/condo membership about this important new law, ARC is pleased to announce and invite all member board presidents, directors & building managers to our seminar entitled:

**“THE HOUSING STABILITY AND TENANT PROTECTION LAW OF 2019”**  
**Wednesday, November 20<sup>th</sup> 2019 at 7:30 PM**  
**Riverdale Temple – 4545 Independence Avenue (just south of 246<sup>th</sup> Street)**  
Automobile parking in the adjacent lot is available. Light refreshments will be served.

This important topic will be addressed by two respected professionals:

**MR. MARC LUXEBURG, Esq.** of the law firm *Gallet, Dreyer & Berkley, LLP*, our General Counsel, is widely recognized as one of the country's leading authorities in matters regarding co-op law and litigation. Marc is the President of the Council of New York Cooperatives (CNYC) and has been representing cooperative and condominium buildings for 40 years, and has been an advocate for New York's buildings in both the legal and legislative areas, including amicus curiae briefs to several appellate courts and proposed legislation.

**MR. ARTHUR MELTSER, CPM** owner and president of the management firm *Hudsoncrest Properties, Inc.* (formerly Goodman Management Co.) Mr. Meltser, recently honored as the 2018 Realtor of the Year, has had extensive experience managing a wide range of residential co-ops and condominiums since 1989. His expertise spans budgeting, financial analysis, mortgage refinancing, building system analysis, capital improvement plans, project management and strategic planning.

As part of their paid annual membership, directors representing member buildings are all welcome and encouraged to attend, so please share this notice with your fellow board members as well as your building manager.

I look forward to seeing you at this important event.



Stephen J. Budihas  
President