



INCOPORATED 1964

# BROADWAY FLUSHING - HOMEOWNERS' ASSOCIATION, INC.

P.O. BOX 580031  
FLUSHING, NY 11358-0031

ANNUAL DUES \$25  
MAY-APRIL 30

CHURCH ON THE HILL - 35<sup>TH</sup> AVENUE & 167<sup>TH</sup> STREET

Dear Member,

The agenda for the third meeting of the fiscal year will include:

1. Minutes
2. Treasurer's Report
3. President's Report
4. Presentation of Bronze Plaque: Pastor Blaine Crawford, Church-on-the-Hill
5. Zoning Report
6. Guest Speaker: Councilmember Paul Vallone will update us on proposed Bills in the City Council, Department of Finance: Restrictive Covenants, Landmarks Preservation Commission and Proposed: New Architectural/Contextual Zoning
7. Election of Nominating Committee to propose a slate of nominees for BFHA officers for the 2016-2017 year:
  - a. Chair – Maria Becce
  - b. Committee Members: Karen Barbieri, Joe Ferone, Martha Pirone, plus additional members to be announced at the meeting
8. Social hour with your neighbors, elected officials and community civic leaders.

WELCOME TO THE GENERAL MEMBERSHIP MEETING FOR THE BROADWAY  
FLUSHING HOMEOWNERS'  
ASSOCIATION

WELCOME	<a href="#">歡迎光臨</a>	Bienvenue
Willkommen	Καλώς Ορισάτε	Céad míle fáilte
<a href="#">ようこそ</a>	환영합니다	Тавтай морилогтун
Witam Cię	Добро пожаловать!	Binvinutu
Bienvenidos	Sveiki atvykę	Merħb

The Broadway Flushing Homeowners' Association, Inc. was founded in January, 1964 with the prime purpose of protecting and preserving the newly adopted Zoning Resolution of 1961 (R1-R2) and the enforcement of the Rickert-Finlay Covenant of 1906, under which its community was established, with strict rules governing the use of property, in perpetuity, to maintain an open suburban-like quality of life.

In 2006, Broadway-Flushing was placed on the National and New York State Register of Historic Places. Also in 2006, the Association co-celebrated the centennial of the Rickert-Finlay Covenant with its sister-neighborhood, Douglas Manor (also a Rickert-Finlay planned community). The Association was honored by the prestigious Historic Districts Council with its Grassroots Preservation Award in May, 2007.

Our Association worked in partnership with the City Planning Commission to establish the new down-zoning for North Flushing which went into effect in March 2009. A new R1-R2A zoning was created to include the Broadway-Flushing area.

In its over 50 years of existence, the Association has worked closely with Community Board 7, city agencies, fellow homeowners, local civic groups and State and City elected officials. It has testified at Hearings, brought successful court cases, including the precedent setting case of 1988 in which the Rickert-Finlay Covenant was ruled to supersede the Zoning Resolution, a decision which was used in successful cases brought by other Associations. The Association has been successful each time that a lawsuit was brought against a homeowner who violated the Covenant including a recent Decision by the Appellate Division of the New York State Supreme Court (a decision the NYS Court of Appeals declined to disturb) that recognized our right to enforce the Covenant.

ROBERT HANOPHY, JR. - PRESIDENT