

# In Person Meeting: November 10 at 7:30 PM

Meetings held at Church of Living Hope, 240-08 Braddock Avenue



# Creedmoor Civic News

MONTHLY NEWSLETTER OF THE CREEDMOOR CIVIC ASSOCIATION, INC.  
Founded 1927, Incorporated 1938

NOVEMBER, 2025



"UNITED EFFORT REAPS UNITED GAIN"



Website: [www.creedmoorcivic.org](http://www.creedmoorcivic.org)



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## JUDGE RULES AGAINST CIVICS ON BALLOT PROPOSITIONS

Queens Civic Congress and others went to court to void any ballot decision on Proposals 2, 3, 4 which affect land use regulations.

The judge ruled against the civic leaders, but the civic leaders are appealing the decision. The court ruling treated the ballot questions as political issues. The Queens Civic Congress will argue that the ballot proposals are land use issues that would change zoning without benefit of an environmental impact statement. Voting concludes on November 4, but if the court rules in our favor, the votes will be discarded.

### PROTECT YOUR HOME FROM SQUATTERS AND DEED THEFT

Mr. Bill Jorgenson, head of the Bureau of Housing and Worker Protection for the Queens District Attorney's Office, provided useful information at our joint meeting with the Rocky Hill Civic Association on October 14:

Squatters are individuals who break into and occupy a house without the owner's permission. This is a crime that you should report immediately to the NYPD and the Queens DA. Sophisticated criminals may trick a homeowner into signing documents that transfer home ownership. Or, they may use identity theft or forgery to have the deed to a house transferred to themselves or to a third party. The DA takes this crime very seriously, prosecutes defendants, and works to get the property deed transferred back to the rightful owner.

We can sign up for the "Notice of Recorded Document" program through the NYC Dept of Finance. You or the representative of your choice will be notified of any new documents that are recorded against your property. Houses that are vacant and/or in poor repair are most vulnerable. If you go away, have your neighbors keep an eye on your property and notify you immediately of any suspicious activity. Tenants who will not leave are a civil matter. They are not considered squatters. You would need to hire a private attorney to handle the matter in civil court.



### Creedmoor Civic Nov. 10 Meeting Held Live

Assembly Member Clyde Vanel is our special guest.

### ANNUAL CIVIC HALLOWEEN COSTUME PARADE IS HUGE SUCCESS!



Our annual parade starts at Breininger Playground and ends at Bellerose Rescue which is transformed into a haunted house. All parade participants are then treated to complimentary treats and beverages. The parade was held October 25<sup>th</sup>.

It takes a team to make this event happen. Our thanks to Marty Braun, president of Bellerose Rescue and Patrick Gousse also of Bellerose Rescue. Thanks also to the Dolans from Lyman Street for their donation of candy bags. We appreciate the services provided by the 105<sup>th</sup> for traffic control. From our own civic, thanks to: Michael O'Keeffe; James Trent; Rich and Ann Marie Duskiwicz; Paul Bellarsario; Betty Baumann; and Davika, Ariella and Isabella Singh. In total we had about 80 people participate.

## Creedmoor Civic News

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## President's Message

We are still collecting 2025 dues. Thanks again to all who have paid dues and/or made generous donations. If you have any questions or corrections, contact us at [creedmoorcivic@gmail.com](mailto:creedmoorcivic@gmail.com) or 347-301-6166 (note: this is a new number).

During this Thanksgiving season, I would like to thank the Officers and Board of Governors of the Creedmoor Civic Association, who volunteer their time and energy to improve the quality of life in our neighborhood.

Happy Thanksgiving to all!

Your neighbor,

*Michael O'Keeffe*

## HELP FOR VETERANS AT JOHN F. PRINCE VFW POST

Veteran Service Officers (VSO's) will be available on the 4th Monday of each month from 10 am to 4 pm at the John F. Prince VFW Post 6478, located at 242-27 Braddock Ave. VSO's are trained advocates who are accredited by the US Department of Veterans Affairs to help veterans receive the benefits that they have earned. To make an appointment, contact City Council Member Linda Lee's office at [district23@council.nyc.gov](mailto:district23@council.nyc.gov) or 718-468-0137.

## AUTUMN TIPS

Please put leaves out on Thursday evenings for the compost collection on Fridays. It is best to use trash bins, clear plastic bags, or paper leaf bags. Also, don't forget to drain your outside hose faucet and sprinkler system.

## TSINY FOOD PANTRY OPEN TO AREA RESIDENTS

TSINY (Transitional Services, Inc of New York) is a mental health agency that has an office in our civic area at 242-01 Braddock Ave. The New Beginnings Food Pantry provides food for TSINY clients there on the second and fourth Tuesday of each month from 10-11 am. Members of our community are welcome to stop by to receive food during those hours.

## MORE HONDA CARS, AIR BAGS STOLEN

On Wednesday, October 29 at about 3 am, three Honda vehicles and about 10 Honda steering wheel airbags were stolen around the 89 blocks of 241 St and 242 St. The CR-V and Accord models of various ages were the main targets. The 105th Precinct is investigating. The NYPD recommends that owners of Honda vehicles use steering wheel locks, which would be a deterrent both for vehicle and airbag thefts.

## I.S. 109 HOLDING A WINTER COAT DRIVE

Intermediate School 109, located at 213-10 93 Ave, is collecting new winter coats through November 22 at 9 am. Please bring coats in through the main school entrance. If you have any questions, contact Ms. Burke, the Parent Coordinator, at 718-465-0651, ext. 2511.



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Enclosed herewith are my dues for the year 2025 to the Creedmoor Civic Association, Inc. (\$10 per household).

Name \_\_\_\_\_

Address \_\_\_\_\_

Enclosed is an additional donation of \$ \_\_\_\_\_

Email address (optional): \_\_\_\_\_

Make check payable to Creedmoor Civic Association and mail to P. O. Box 260143, Bellerose, NY 11426-0143