

# 32 GRAMERCY PARK SOUTH HIGHLIGHTS

April 2011

## BOARD NEWS

- We really appreciate your taking the time to share your thoughts on the initial drawings of the roof deck, which were included in last month's issue of *Highlights*. More than 90% of the comments we received were highly complimentary...but, of course, we will continue to tweak the plans to accommodate as many of your individual suggestions as we can.
- The Board reviewed several proposed designs for updated elevator cab interiors and selected one to be refined and sent to the four companies that will be providing closed bids on the cost to overhaul the elevators...both motors and interiors. We also asked the architect to explore additional opportunities to reduce costs—for example, reusing the existing button panels—without compromising the aesthetics.
- Bill Green, our architect, is scheduled to meet with Rand, the roof engineers, to 1) determine the load and weight of planters and other roof deck furnishings and 2) explore the possibility of sidewalk rigging that would enable the roof and elevators to be worked on simultaneously.
- The gates and lamps for the side-yard fence have been installed.
- Other projects under way include a redirection of the hot air vent on the east side of the front door, an updated staff locker room and routine repairs to terraces whose ageing roofing membranes and flashings are causing leaks in the apartments below them. We are also soliciting bids for the installation of a magnetic card reader at the front door of our building.
- If you're interested in upgrading, the following apartments are currently on the market: 3J, 7AB, 8D, 10H, 12E, 12J, 13F, 18C and 18E.

## **FYI**

- **Getting greener.** Buildings in the U.S. consume more energy than any other sector of the economy, including transportation and manufacturing. The problem is particularly pronounced in New York City, where buildings are responsible for 66% of total energy use and 77% of greenhouse gas emissions.

Inefficient buildings pollute the atmosphere and waste money, so 32GPS will be participating in a New York City benchmarking study to calculate our carbon footprint and reduce our energy usage.

Resident Manager Danny Daly has successfully completed a rigorous five-week course covering all aspects of green building operations and maintenance and has been certified as a “green super” by the Building Performance Institute and the Urban Green Council (U.S. Green Building Council New York).

- **Did you know that ...?** Gramercy Park was enclosed by a fence in 1833, but construction on the surrounding lots didn't begin until the 1840s.

- **Growing in value.** Median co-op and condo sale prices in New York City increased to \$880,000 in 2010, more than double the 2001 figure of \$430,000, according to a recent report by real estate appraiser Miller Samuel Inc.
- **Off with their shoes!** Now that spring is upon us—and we’re out and about more—it may be time to consider making your home a footwear-free zone. Research conducted by Dr. Charles Gerba, a microbiologist at the University of Arizona, found an average of 421,000 units of bacteria—including E. coli and K. pneumonia—on the outside of a shoe and 2,887 on the inside. The easiest way to keep these nasty bugs at bay is by removing your shoes and leaving them inside your apartment, by the front door, when you get home. (Next month: the dangers of filthy cell phones!)

## IN THE NEIGHBORHOOD

WHEN	WHAT	WHERE
Sun, Apr 10 at 1:00pm	Kids ‘N Comedy	Gotham Comedy Club 208 W. 23rd Street
Tues, April 12 at 6:00pm	Social Media for Beginners: A Free Workshop	Baruch College Lawrence N. Field Center for Entrepreneurship 55 Lexington Avenue, Suite 2-140
Tues, Apr 19 at 6:30pm	13 <sup>th</sup> Precinct Community Council	230 East 21 <sup>st</sup> Street (between Second and Third Aves)
Every Mon and Wed at 6:00pm	Silent Zen Meditation Sessions	Karpas Health Information Center 311 First Avenue
Every Sat at 2:00pm	Free Union Square Walking Tour	At the statue of Abraham Lincoln (16 <sup>th</sup> St transverse, Union Square)
Every Sun at 11:00am	Free Flatiron Walking Tour	SW corner of Madison Square Park
Every Sun at 1:00pm	Jazz for Kids	Jazz Standard 116 East 27 <sup>th</sup> Street
Every Sun at 2:30pm	Free Children’s Storytime	Barnes & Noble 33 East 17th Street
Every Sun at 3:00pm	Free Kids Magic Shows for Kids	Abacadabra 19 West 21 <sup>st</sup> Street

## Q&A CORNER

**Q.** *How does the Board make decisions?*

**A.** By a majority vote...after often intense debate.

It takes a vote of at least four of seven directors to pass a motion. (Officers have no more authority or power than any other directors.) As Board members, we’re obliged to act for the good of the corporation, with undivided loyalty and not for personal profit. We take our responsibilities very seriously and welcome your support and involvement. If you have an interest in serving your neighbors as a member of the Board, please consider running as a candidate in the next election, on June 6, 2011.

