

32 GRAMERCY PARK SOUTH HIGHLIGHTS

February 2012

BOARD NEWS

- The Board approved the appointment of Victor J. Kavy as managing agent to replace Barbara Berrisford, who resigned recently. A very welcome addition to our community, Victor comes to 32GPS with vast knowledge and a proactive, communicative approach.
- The Department of Buildings has approved the permit for our roof-top renovation. Construction will commence in mid-March.
- We are moving along on the elevator modernization project and expect to begin work in early summer.
- One of the resident manager's top priorities will be to review the function of the roof fans, in light of recent odor- and noise-related complaints from shareholders. In the meantime, please be aware of the potential impact on your neighbors of odors from cooking, smoking, pets, etc.
- The building's website domain (www.32gps.com) has been renewed for two years.
- Apartments 11M and 12J have been sold.

FYI

- The Trustees of Gramercy Park are planning to issue new keys to the Park after the gate locks are changed during the week of February 13. A single key may be purchased for each "residential unit" in our building at a cost of \$350.
- **Did You Know That...?** The Third Avenue El—which dated back to 1878—made the lots on Third Avenue undesirable for development...until 1941, with the creation of the Third Avenue Elevated Noise Abatement Committee. According to *The New York Times*, the Committee consisted almost entirely of "men in the real estate business," who shared a deep concern that the "constant din of noisy trains constitutes a menace to health, comfort and peaceable home life."



In 1955, the El was finally demolished, opening up the street to light and increasing the value of the lots on both sides of Third Avenue. Construction on 32GPS was completed a year later, making our building one of the newest to be admitted to the extraordinary neighborhood of Gramercy Park.

At left, the Third Avenue El at 23rd Street, looking south.

Q&A CORNER

Q. *What's the proper procedure for reporting a problem in my apartment, with my neighbors...or in the building?*

A. To report a problem in your apartment or the building, contact the resident manager and, if appropriate, fill out a work order (available at the doorman's desk in the lobby).

If, after a reasonable period of time, the problem hasn't been fixed, send an email to Managing Agent Victor Kavy at vkavy@greenthal.com (that's the most efficient way to reach him) or leave a voicemail at (212) 340-9613. Victor's administrative assistant, Marcus Baker, can be reached at mbaker@greenthal.com and (212) 340-9617. You may also fax both Victor and Marcus at (212) 340-9682.

If the resident manager and the managing agent haven't resolved the problems, you may leave a note addressed to "32GPS Board" at the front desk or send an email to the Directors at 32gpsboard@gmail.com. Please include any documentation—copies of work orders, letters or emails—that you feel will be helpful. Your concerns will be addressed at the next Board Meeting.

If you're having problems with your neighbors, the first step is to reach out to them directly to address the situation. If that doesn't work, proceed to the steps outlined above for reporting a problem.

Q. *Why aren't the shareholders informed immediately about all operational changes in the building?*

A. While the Board places a high value on transparency, we are also acutely aware of our legal and moral responsibility to protect the privacy of both shareholders and members of staff. In other words, our fiduciary responsibilities may preclude us from sharing certain sensitive information with anyone outside the Board, the managing agent or legal counsel. When we can update you, please be assured that we will.

If you are interested in taking part in the decision-making process, you may want to consider running for a place on the Board at the next Annual Meeting and Shareholder Election, which is typically held in June.

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A NOTE FROM THE EDITOR: *Highlights* is now in its second year and we continue to look for ways to better serve our readers. For example, to provide more timely access to information about community activities, we are moving the "In the Neighborhood" calendar from the newsletter to the building's electronic bulletin board (at www.32GPS.com/bb).

We welcome your input and involvement. Are there any features in *Highlights* that you particularly enjoy—or passionately dislike? Do you enjoy reading about the history of our neighborhood? Is there a neighbor who deserves a special shout-out? Would you be interested in becoming a contributor and sharing a cartoon, photograph or feature article?

If you have content or a story idea that you're willing to share, please email the Editor at 32gpsboard@gmail.com or leave a note addressed to *Highlights* Editor, 32GPS Board, at the front desk. Your support is much appreciated.

