

# 32 GRAMERCY PARK SOUTH HIGHLIGHTS

January 2013

## BOARD NEWS

- As we reported in last month's newsletter, a bridge and scaffolding will shortly be installed on the Third Avenue and 20<sup>th</sup> Street sides of 32GPS, in accordance with New York City's Building Codes. The bridge is to ensure everyone's safety. The work itself will begin as soon as the weather breaks.
- The Board and Management discussed options for renovations to the front of the elevator area in the lobby. Among the possible solutions: paint, mirrors, vinyl covering and/or tiles. Building management and the architect have both recommended tiles as the best option in terms of appearance. In addition, they stay clean longer and require the least maintenance. However, we will continue to explore all available options—and the temporary installation of a sample panel—before a final decision is made.
- Touch-ups have been made to the worn bronze surfaces in the lobby (e.g., interior and exterior door frames and handles, the storage closet, trim on doorman's desk lobby and the decorative cylinder in front of the building).

## FYI

- **Saving Money, Paper & Energy.** In order to reduce costs and our carbon footprint, *Highlights*, the monthly newsletter, will no longer be mailed via the US Postal Service. Instead it will be printed in accordance with demand; and copies can be obtained at the front desk.

The newsletter will continue to be available by email as a .pdf attachment. If you're interested—and you haven't already signed up—please send an email with your name, apartment number and email address to [32gpsboard@gmail.com](mailto:32gpsboard@gmail.com). Your information will not be shared with anyone else and you can opt-out at any time.

- **Mind the Chute.** Someone recently threw a load of books down the garbage chute and jammed the compactor. It was a pricey fix. Please remember that all recyclable items (including books) are to be placed in the proper receptacles in the basement.

No garbage or refuse should be left on the floor of the compactor rooms or in the hallways. Any item too large for the chutes should be properly secured and taken down to the basement. All boxes/cartons must be taken to the basement and placed neatly for disposal. Cans, foil and glass items should be cleaned before being discarded.

- **To Protect & Serve.** The Borough President's office is currently soliciting applications for the 2013 Community Board. The deadline for new applications is January 18th. Please note that Gramercy Park falls into Community Board 6. Additional information—as well as the official application—can be found here: [http://mbpo.org/free\\_details.asp?id=64](http://mbpo.org/free_details.asp?id=64).
- If you're interested in upgrading, apartments 18A&B are on the market. (If you're selling your apartment and it's not listed here, we apologize. Please leave a note with the doorman or send an email to [32gpsboard@gmail.com](mailto:32gpsboard@gmail.com).)

- **The “Irving House” Myth.** There’s no evidence that Washington Irving—creator of Rip van Winkle and Ichabod Crane—ever actually lived at “Irving House,” the charming red brick building at 122 Irving Place. It’s very likely the rumor was created by the remarkable Elsie de Wolfe. An actress, author and an inventor of the concept of professional interior design, de Wolfe lived with her partner, literary agent Elisabeth Marbury, at 122 Irving, starting in 1892. According to *American Decades*, “[De Wolfe] was probably the first woman to dye her hair blue, to perform handstands to impress her friends, and to cover eighteenth-century footstools in leopard-skin chintzes.”

## **Q&A CORNER**

***Q. One of our neighbors says she’s spotted mice in her apartment. Do we have a rodent problem? What is being done about this?***

**A.** We do not have a “rodent problem” in our building. There have been mice in one apartment on the second floor—a problem that the building is responsible for curing by providing the services of an exterminator, which we have done and continue to do. Additionally, as a courtesy, our staff attempted to further assist our neighbor by pulling out large kitchen appliances and plugging holes in the wall through which the mice were coming and going...despite the fact that this is the responsibility of the shareholder, not the co-op.

According to the House Rules: “The agents of the Lessor, and any contractor or workman authorized by the Board of Directors, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pests and for the purpose of taking measures as may be necessary to control or exterminate any such vermin, insects or other pests the cost thereof shall be payable by the Lessee as a maintenance surcharge.”

Our Resident Manager will continue to oversee extermination services provided to our neighbor until there is no more evidence of mice.

***Q. I believe that my neighbor is illegally subletting her apartment. Should I report her?***

**A.** We live in a big vertical village, in close proximity to people we like...and others whom, in an ideal world, we would hope never to have met. If you think that a neighbor is violating the sublet rules, and you’re tempted to report them, ask yourself why. Is it because you feel unsafe? Or is it because you simply dislike them? We recommend that your first recourse be a direct, but friendly, approach to your neighbor asking about the person occupying his or her apartment. If that fails—or if you’re genuinely concerned about your own safety—you should send a note to Managing Agent Victor Kavy, at [vkavy@greenthal.com](mailto:vkavy@greenthal.com).

