

# 32 GRAMERCY PARK SOUTH HIGHLIGHTS

July/August 2012

## BOARD NEWS

- The roof deck project is on schedule and the new roof should soon be open for use.
- With the exception of the installation of a grab bar and delivery of the protection pads, the first elevator installation is completed. Up next: the second elevator and the task of programming the two elevators to work in tandem.
- The Board approved AMR Engineering's proposal to address issues related to Cycle 7 and terrace and garage maintenance.
- The accounting firm's representation letter and the co-op's 2011 annual financial statement were approved.
- Material Safety Data Sheets will be obtained for all compounds used in the building.
- Compliance with the new city code requiring the installation of carbon monoxide devices was discussed. Since 32GPS uses steam heat, the managing agent will determine if our building is exempt from this obligation.
- The managing agent briefed the Board about Greenthal's new service enabling shareholders to access their accounts and pay online. (See page 3 of *Highlights*.)
- If you're interested in upgrading, apartment 15J is 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).)

## NOTES FROM THE ANNUAL MEETING

- Greenthal Account Executive Victor J. Kavy reviewed the procedures of the annual shareholder meeting and the election of officers; formally introduced Jorge Camus, Jr., our new resident manager; thanked outgoing former Director Peter Acocella for his years of service; and introduced the members of the 2011 Board. The reading of last year's annual meeting minutes was waived. A quorum was present.
- Lee T. Guzofski, President of the Board, presented a state-of-the-building report, highlighting the Board's priorities over the past year (e.g., staff standards; building systems, processes and infrastructure maintenance; capital improvements and landscaping). He thanked the shareholders for their patience during the roof and elevator projects. He reported that the price per share of apartments sold had increased from \$1,161 in 2011 to \$1,201 in 2012...and he expected that number would continue to rise once the projects now underway were complete.
- Board Vice President Carmen Yazejian described the capital projects in more detail. A show of hands revealed that the majority of shareholders present at the meeting disliked design of the elevator cab interiors. The Board will take their suggestions under advisement, explore options and report back when we have more information.
- Avi Pemper, Treasurer, reviewed the financials and introduced the building's accountant, Newman, Newman & Kaufman to answered shareholder questions.

- Board Secretary, Judith Ludwig, reviewed the Directors' communications activities, reminded the attendees that a plan for the elevator was distributed to all shareholders in the May 2011 issue of *Highlights* and at the previous Annual Meeting and encouraged shareholders to share their questions and concerns.
- The following directors were elected to serve for the term of 2011-12: Stephen S. Cohen, Lee T. Guzofski, John Leung, Judith Ludwig, Avi Pemper, Lloyd Westerman and Carmen Yazejian. The new officers will be elected at the next Board Meeting, on July 19th.

### FYI

- **Trash Talking.** It has come to management's attention that people are simply tossing their garbage into the compactor rooms on each floor. This is a serious violation of the House Rules and a threat to health and safety. All refuse must go down the garbage chute. Items too large for the chute—including boxes and cartons—should be taken to the basement and placed in the proper receptacle. Used kitty litter should also be taken to the basement. If thrown down the chute, it will “explode,” showering the interior of the chute with pee and poo. Not cool.
- **Beating the Heat.** Did you know that there are a number of quick and easy fixes for a more comfortable apartment...without breaking the bank? Check out “Keeping Your Cool This Summer” on page 4 of this issue of *Highlights*.
- **National Night Out.** Join the 13<sup>th</sup> Precinct Community Council on Tuesday, August 7, at 5:00 pm for family-style food, fun and at the playground on 20<sup>th</sup> Street and Second Avenue.
- **A Reminder.** If you would like to receive the newsletter by email as a .pdf attachment, please send a note with your name, apartment number and email address to [32gpsboard@gmail.com](mailto:32gpsboard@gmail.com).

- **A New York Scandal.**

Appointed Governor of New York in 1702 by William III, Edward Hyde, Viscount Cornbury, had a reputation as “quite possibly the worst governor in the history of the empire.”

Famous for his extravagant spending, massive debts and epic political corruption, Cornbury was particularly proud of his resemblance to his cousin, Queen Anne, and enjoyed showcasing the similarity by regularly dressing in women's clothes. [Decide for yourself. The portrait at left (*above*) is said to be Lord Cornbury; at right, Queen Anne.]



### Q&A CORNER

**Q. Why is there a hole in the elevator doors? Is this going to be fixed?**

A. Required by New York State, the hole in the elevator door is essentially a “keyhole” that enables rescue workers to manually open the hoistway doors from the outside in case of emergency, using a specialized mechanical pry tool called an “elevator door tool.”





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## Memorandum

To: Shareholders / Unit Owners  
Date: June 2012  
Re: Billing Payment Methods

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Charles H. Greenthal Management Corp. is pleased to offer two alternative programs for the payment of your monthly charges – **ACH Direct Pay** and **Web Payment**.

**First, the ACH Direct Payment Program** enables you to have your monthly charges and assessments paid automatically from your bank account on the 5<sup>th</sup> business day of the month. This eliminates the necessity of writing a check each month for your charges. You will still receive a monthly bill for your records showing your monthly charges and any additional charges or credits.

Enrollment in the Direct Payment Program will assure timely payment of your monthly charges, even if you are away for an extended period of time.

To enroll in the Direct Payment Program, please complete the attached **AUTHORIZATION AGREEMENT FOR PRE-AUTHORIZED PAYMENTS FORM** and return it to Charles H. Greenthal Management Corp, 4 Park Avenue – 3<sup>rd</sup> Floor, New York, NY 10016 along with a voided check from the checking or savings account from which you would like your payments deducted.

**Second, Web Payment** enables you to pay your monthly charges online. By registering online, you will not only be able to approve and pay your monthly charges and assessments directly from your bank, you will also be able to view your account history and current status.

To register and pay your account on the web, go to [www.Greenthal.com](http://www.Greenthal.com) and click on the “**Manage My Account**” link to create your personal web account by following the instructions on the screen. You will need to reference your monthly bill for registration data. If you have difficulty with the terminology or locating the data on your bill, click on the (“?”) question mark on the screen for assistance. Once your web account is registered, you may view your account status or enter your bank routing and account number into your account profile and initiate a one-time online payment.

**\*\*\*No Credit/ Debit Card or Money Market Account payments are accepted at this time. \*\*\*\*\***

**Please note that if you are already enrolled in the *Direct Payment Program*, you do not need to re-enroll or enter your bank information on the Greenthal website, but we do encourage you to register your web account to view your monthly charges and history.**

**You may, of course, continue to make payments by the traditional method of mailing your check every month.**

For questions regarding either program, please call 212-340-9640.

Thank you,

**Thomas Waldes**  
**Controller**  
**Charles H. Greenthal Management Corp.**

## Keeping Your Cool This Summer

According to Energy Star, cooling accounts for nearly 20% of an average home's utility bill. If you have an inefficient air conditioning unit — or one that's the wrong size for the room — you'll spend even more for less effective cooling. However, there are a number of quick and easy fixes for a more comfortable apartment this summer, at a lower cost.

- **Get the right size for your space.** The most common mistake people make is buying the wrong size unit: one that has too few or too many BTUs for the room or doesn't fit the existing sleeve.
- **Mind the maintenance.** Have your air conditioners professionally cleaned at the start of summer. Check the filters at least monthly. (Dirty filters slow airflow, forcing the unit to work even harder.) Move furniture or other objects that may be blocking the air flow.
- **Adjust the thermostat.** The U.S. Department of Energy recommends a setting of 78°F when you're at home. Keep your house warmer than normal when you are away, and lower the thermostat setting when you're at home. You won't save money by turning your unit on and off several times a day. For maximum efficiency, use a programmable thermostat or timer to lower the temperature an hour before you plan to return home from work.
- **Add a fan to the AC.** The "wind chill effect" of a ceiling fan can increase your comfort level even if you raise the thermostat. So, instead of setting your AC unit at 74° F to 76° F, raise the temperature to 78° F and let the ceiling fan do the rest. Each degree you raise the thermostat will actually cut your cooling costs by 2%. During a heat wave, keep the AC fan on the highest setting.
- **Pull the shades.** Close your curtains, blinds or shades to keep the sun's rays from overheating your room and the AC unit, especially if your windows face east or west. If the sunlight is really fierce, you may want to consider installing solar shades or reflective window film.
- **Turn off heat generators.** Turn off all electronic devices, including cable boxes and computers, when not in use. Less than 10% of the energy used by an incandescent bulb produces light; the rest escapes as heat...so you may want to consider switching to energy-saving light bulbs. Because they generate less heat, they can also reduce your cooling costs.
- **Isolate the AC.** Shut all doors to the rooms being cooled. Keep bathroom doors closed to minimize loss of cool air via the exhaust.
- **Beware of the kitchen.** As much as possible, keep the refrigerator door closed. When you can, use a microwave instead of an oven. Ovens take longer to cook food and add heat to your home, working at odds with your air conditioner. Use heat-producing appliances, if you must, only in the early morning or late evening hours.
- **If all else fails,** rent a cottage in the Adirondacks.

