

32 GRAMERCY PARK SOUTH HIGHLIGHTS

May 2012

BOARD NEWS

- On April 21, a huge crane delivered the materials for our new roof deck and construction has begun. Our contractors estimate that the project will take approximately 80 days. For safety reasons, the roof will be off-limits during construction. We appreciate your patience and cooperation.
- The elevator modernization project is slated to begin on Monday, May 7. We are doing everything we can to minimize disruptions, but it's a complicated job that will likely take between 10 and 12 weeks to complete...even with overtime. You should already have received a copy of "Elevator Etiquette," a list of tips for minimizing potential inconveniences. If you need additional copies, please check at the front desk or send a note to Resident Manager Jorge Camus at 32gpsrm@nyc.rr.com.
- We are continuing to evaluate and, as necessary, address roof and terrace issues. The Board is also working with our engineers to inspect and evaluate the building's mechanical, electrical and piping systems.
- Smoking will continue to be allowed on the roof deck. We ask all smokers to please ensure that cigarettes are completely extinguished and discarded in the appropriate receptacles.
- The Directors opted not to adopt a proposal requiring all shareholders renovating their apartments to sound-proof their walls.
- If you're interested in upgrading, the following apartments are on the market: 3E, 4F and 15J. If your apartment is on the market and it's not listed here, we apologize. Please leave a note with the doorman or send an email to 32gpsboard@gmail.com.

FYI

- **Mark Your Calendar!** The Annual Shareholders' Meeting and Director Elections will be held on Wednesday, June 27, 2012 at 7:00pm at the Brotherhood Synagogue, 32 Gramercy Park South.

If you're interested in running for a seat on the Board, please send a brief biography by regular mail to: Charles H. Greenthal, 4 Park Avenue, 3rd Floor, New York, NY 100016, ATTN: Victor J. Kavy. You can also send your bio by email to vkavy@greenthal.com or leave a sealed envelope addressed to Mr. Kavy at the front desk no later than May 30, 2012.

- **Trees & More Trees.** A few shareholders have asked why we haven't pruned the dead limbs from the tree in the tree pit opposite our front door. The short answer: we can't. The trees in tree pits "belong" to the city. Cutting or otherwise damaging them, whether intentionally or accidentally, can result in fines of \$15,000 and/or imprisonment for up to one year. We have submitted a formal request to the Forestry Service of NYC Parks reporting "potentially hazardous" dead limbs and asking that they add our tree to the list of those that need pruning.

For the record, we are responsible for keeping the tree pits free of garbage, road and sidewalk salt and dog waste...all of which could contaminate the soil.

Moreover, we have not forgotten the shareholders in west-facing apartments who were distressed by the removal last year of the dangerous Ailanthus (aka the “weed tree”) in the side garden. We have asked our landscaper to identify a safe, attractive, leafy tree that will beautify the area without any risk to our neighbors and their property or damage to our building’s foundation and pipes.

- **A Reminder.** If you would like to receive Highlights by email as a .pdf attachment, please send an email with your name, apartment number and email address to 32gpsboard@gmail.com. Your private information will not be shared with anyone else, and you can opt out at any time.
- **Old & Proud.** Most of us know that Pete's Tavern (at the northeast corner of 18th Street and Irving Place) is one of the claimants to the title of “oldest continuously operated tavern” in New York City. But there is so much more to know about this storied site!



Built in 1829, the building that now houses Pete’s was originally the Portman Hotel. Liquor may have been sold there as early as 1851, but the first official saloon at this location opened in 1864. That business, purchased in 1899 by brothers Tom and John Healy, became Healy’s Café. *(See image taken in 1909 at left, above. The star on the facade is the logo of Ebret’s Extra Beer, produced at the Hell Gate Brewery in Yorkville, on the Upper East Side.)*

Potential problems arose for the Healys when Prohibition was enacted in 1920; but the bar continued to operate...disguised as a flower shop. (The owners were apparently very well-connected. Legend has it that their liquor was provided by Joseph Kennedy.) The establishment officially became Pete’s Tavern in 1932, when Pete Belle purchased it and changed its name.

Q&A CORNER

Q. When I run into some individual Board members and try to discuss an issue with them, they ignore me, walk away or pretend to talk on their cellphones. Why so rude?

A. Like all busy New Yorkers, the Directors value their privacy. They also recognize that written communications are more reliable than a game of “telephone.” If you have an important observation to share, please commit it to writing and send it to 32gpsboard@gmail.com. If you don’t have access to email, you can leave a note with the doorman. Every letter is shared with the entire Board and addressed at the next board meeting. If your issue is urgent (e.g., a leak or an emergency delivery), please bring it to the attention of the Resident Manager.

