

32 GRAMERCY PARK SOUTH HIGHLIGHTS

November/December 2012

UPDATE: HURRICANE SANDY

- Kudos to Resident Manager Jorge Camus and our outstanding staff—Miguel, Michael, Zack, Avni, Eddie, James and Jacques—for service above and beyond the call of duty during Hurricane Sandy and in the aftermath of the powerful storm.

Despite the fact that all the people who work in our building were concerned about their own families (and some suffered very serious property damage), they worked tirelessly to ensure our comfort and safety. Their patience, good humor and professionalism are much appreciated by all of us.

We also want to acknowledge the generosity of many of the residents of 32GPS, who shared food, water, flashlights, heaters and news with housebound neighbors. We have much to be grateful for as we enter the Holiday season!

BOARD NEWS

- The Board is exploring the purchase of an emergency back-up generator for the building.
- We have established a Facebook page for the 32GPS community at <http://www.facebook.com/pages/32gps/219051094894825>. Residents are welcome to post breaking news and updates, particularly in the event of another emergency.
- With the insurance coverage in place and the Rules distributed, the roof deck was officially opened. From the get-go, it's been clear that shareholders and residents have been using the new space...and loving it! If you haven't checked it out yet, please take some time to visit the deck. Remember, your neighbors are right below, so please keep noise to a minimum. Feel free to share the splendid rooftop vistas with friends, but you should be aware that gatherings of more than six people are not permitted without prior arrangement with Resident Manager Jorge Camus and completion of a license agreement.
- The Board is continuing to follow up with our elevator vendors to ensure that the ride is smooth and the LED screens work properly—particularly with respect to installation of the trailing cable, which makes it possible to upload new content via the internet, remotely and in real time. We are also soliciting proposals and estimates to determine the feasibility of air conditioning the elevator cabs.
- Every five years, all owners of New York City buildings taller than six stories must have their building's engineer inspect exterior walls and "appurtenances"—including exterior fixtures, terraces, guard rails, window frames and window guards—and file a technical report with the Department of Buildings (DOB), characterizing the building "Safe," "Safe With a Repair and Maintenance Program (SWARMP)" or "Unsafe." As a SWARMP building, and in accordance with DOB guidelines, we will soon be erecting a bridge and scaffolding around the building.
- The Board has asked the architect to develop some modestly priced approaches to refreshing the lobby walls immediately around the elevator doors. The managing agent has been instructed to obtain proposals for the refinishing of the metal surfaces in the lobby and front of the building.

- 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.)

FYI

- **A Reminder.** If you would like to receive the *Highlights* newsletter by email as a .pdf attachment, please send a note with your name, apartment number and email address to 32gpsboard@gmail.com.
- **Ruggles Has Returned.** The red-tailed hawk who has been a regular visitor to Gramercy Park for the past few years is back [*see photo at right*].

A local competition in 2009 to name the handsome raptor produced 80 suggestions. The winning name, Ruggles, was a tribute to Samuel B. Ruggles, who donated the land for the creation of Gramercy Park in 1831.



- **Did You Know?** It's a particularly good time to own real estate in Manhattan. Sales activity in the third quarter rose to its highest levels since 2008, as the number of condos and co-ops on the market in Manhattan shrank to their lowest levels in seven years, according to an October 2 article in [Crain's New York Business](#). Despite the limited inventory, "prices aren't heading north quite, yet," reported Dottie Herman, CEO of Elliman.

Of course, that's not universally true. A five-bedroom condo at 18 Gramercy Park South was recently sold for a record-breaking \$42 million to Leslie Alexander, the owner of the Houston Rockets. The duplex penthouse boasts four terraces, a pool and a key to Gramercy Park. According to [The Wall Street Journal](#), once the deal closes next year, it will be "the highest price paid for a Manhattan apartment south of 59th Street."

- **Fascinating Factoid.** Before it was the "Big Apple," New York was known as the "Flour City" because—among all the English colonies in the last half of the 17th century—it had the exclusive right to bolt and pack flour and manufacture bread...occupations that employed two out of every three New Yorkers at the time.
- **If You Have Mad Camera Skills,** we invite you to submit up to three images of Gramercy Park to Resident Manager Jorge Camus, who is curating an exhibit on the elevators' LED screens. Please note: all images must be in landscape (i.e., horizontal) format, with a resolution of 424 x 283 pixels. Unique, seasonal or unexpected images have an edge when it comes to selection. Please avoid recognizable images of children or celebrities.

NIGHT BELOW 40° OUTSIDE 10pm – 6am	DAY BELOW 55° OUTSIDE 6am – 10pm
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- **The "Heat Season."** Between October 1 and May 31—a period designated as "Heat Season"—New York City residential buildings are required to provide tenants with heat under the following conditions:
 1. Between 6:00am and 10:00pm, if the outside temperature falls below 55° Fahrenheit, and
 2. Between the hours of 10:00pm and 6:00am, if the temperature outside falls below 40° Fahrenheit.