

32 GRAMERCY PARK SOUTH HIGHLIGHTS

October 2011

BOARD NEWS

- We are hiring an engineer to review the condition of our terrace membranes.
- The Directors are continuing to evaluate schematics for the interiors of the elevators.
- We have requested that the “big steps” be eliminated from the roof deck design. Our architect is speaking to both “hardscape” and “landscape” vendors to evaluate their competence and obtain cost estimates. The estimated timeframe for the actual construction of the roof deck and garden is now late winter/early spring 2012.
- The resident manager discussed his objectives with respect to motivating and evaluating the performance of the staff and ensuring that the building is kept clean and well-maintained. He addressed the steps that were taken to protect the building and shareholders during the hurricane. And he reported the results of his conversations with other building supers about their experience and recommendations regarding through-the-wall air conditioning units.
- We are reviewing the building’s policies to ensure that they are clear and communicated consistently.
- If you’re interested in upgrading, the following apartments are currently on the market: 3D, 3E, 10H, 11M, 12E and 12J. (If you are selling your apartment and it’s not listed here, please leave a note with the doorman or contact the editor of *Highlights* at 32GPSboard@gmail.com.)

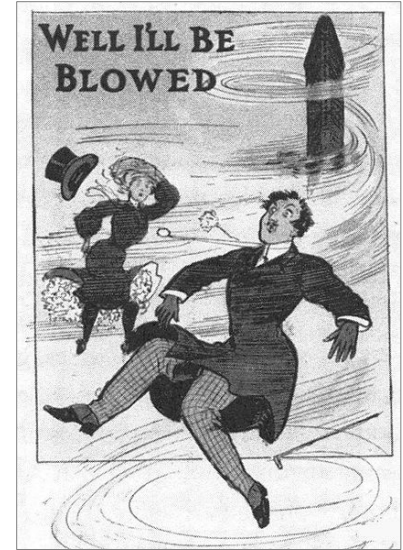
FYI

- **Did You Know?** Greenthal Management has a site for shareholders to view and/or pay their accounts online. Go to www.Greenthal.com to register your apartment by clicking on the “Manage My Account” tab on the left side of the screen.
- **Your Key to the Park.** For many years now, fall has officially arrived with the changing of the locks on the gates to Gramercy Park. However, from this year on, Gramercy Park will be operating on a calendar year basis, according to Arlene Harrison, a trustee of Gramercy Park and the founder and president of the Gramercy Park Block Association. “The reason for this change is to put the operations of the Park on the same time frame as our annual audit and the period covered by our tax return,” says Arlene. “Building assessments will now be due as of January 1, and the gate locks will be changed during the first week of February.”

In related news, Arlene reports that—in response to complaints from lot owners—Gramercy Park will sponsored just two annual events: the Chanukah Menorah Lighting and Christmas Eve Caroling. The popular family-oriented Halloween party will be moving to Madison Square Park this year, at the invitation of the Madison Square Park Conservancy. The free event on Saturday, October 15, will feature live music, games, art and crafts, face painting and snacks from 11am to 2pm. Kids will be able to pick a pumpkin from the patch to decorate and take home; and for those in costume, there will be a parade led by a Big Apple Circus clown.

- **Scram. Skedaddle. 23 Skidoo!** An American slang phrase that peaked in popularity in the early 1920s, “23 skidoo” is generally understood to mean “get out...now!” While the exact origin of the phrase is uncertain, some scholars believe that it can be traced back to the period during which the Flatiron Building—located on 23rd Street at the intersection of Fifth Avenue and Broadway—was one of the city’s tallest skyscrapers.

The triangular shape of the Flatiron Building creates a wind-tunnel effect on the streets below. From 1903 onward, swirling winds would lift the skirts of women, revealing their ankles—and sometimes even their knees. Groups of men would allegedly gather to catch a glimpse of the forbidden delights. Local constables, when shooing the voyeurs away, were said to be giving them the “23 skidoo.”



- **A Premium Building.** Since January 2011, eight Gramercy Park South apartments have sold and closed, according to recent data from The Corcoran Group. The approximate average apartment price was \$770,381. The units that were sold included one four-bedroom, four one-bedrooms, two studios and a combination of a one-bedroom and a studio.

IN THE NEIGHBORHOOD

WHEN	WHAT	WHERE
Mon, Oct 3, at 5:30pm	Children's author Eric Carle presents his latest picture book, <i>The Artist Who Painted a Blue Horse</i>	Barnes & Noble Union Square 33 East 17th Street
Tues, Oct 4, from 10:00am to 12:30pm	Art in the Park: Puzzles (for kids)	Madison Square Park Playground
Tues, Oct 11, at 7:00pm	Jeffrey Eugenides, the Pulitzer Prize-winning author of <i>Middlesex</i> presents his new novel, <i>The Marriage Plot</i>	Barnes & Noble Union Square 33 East 17th Street
Fri, Oct 14, at 7:00pm	The Legendary Frank Miller, author of <i>Sin City</i> , presents his latest dark masterpiece, <i>Holy Terror</i>	Barnes & Noble Union Square 33 East 17th Street
Sat, Oct 15, from 11am to 2pm	Kids Fall Fest	Madison Square Park
Tues, Oct 18, at 6:40pm	13 th Precinct Community Council	230 East 21 st St, between Second & Third Avenues
Thur, Oct 20, at 7:00pm	Celebrated musician, composer, arranger and producer Nile Rodgers presents his memoir <i>Le Freak</i>	Barnes & Noble Union Square 33 East 17th Street
Every Sat, 2:00pm to 3:30pm	“Union Square: Crossroads of New York” Walking Tour	Union Square Park (by the statue of Abraham Lincoln)
Every Sun at 11:00am	Free Flatiron Walking Tour	Madison Square Park (at 23 rd Street and Broadway, by the statue of Seward)
Every Sun at 1:00pm	Jazz for Kids	Jazz Standard 116 East 27 th Street

Q&A CORNER

Q. I'm very frustrated by the ever-shifting policies of the building. Everywhere I have checked, (the House Rules, the By-Laws, the website, the mailed newsletters), they differ. Can you please do something about this?

A. It's not that the policies are “ever-shifting,” it's that, in some cases, there are inconsistencies between the most up-to-date policy and what's on the website. That's what we need to work on.

Q. I have several excellent ideas that I believe would significantly improve the quality of life in our building. I've informally discussed them with individual Directors and sent a number of emails addressed to the Board ... and they still haven't adopted any of my ideas. What can I do to make the Board institute my recommendations?

A. You should seriously consider running for a seat on the Board in the next election. In the meantime, the best and most efficient way to effect change is to share your ideas with the Board via email (32gpsboard@gmail.com) or by leaving a letter addressed to “32GPS Board” at the front desk. (Except in cases of emergency, ambushing Directors in the building or on the street is an intrusion on their privacy.)

Every letter we receive is shared with all the building's Directors and then discussed at the very next Board meeting. If the letter involves a proposed change to our policies and procedures, the full Board will vote on it. Only recommendations which are approved by a majority (i.e., at least four of the seven Directors) will be adopted. The outcome is published in *Highlights* or, if it involves a sensitive or confidential matter, it is communicated directly to the individual who raised the issue, usually by email.

While we welcome ideas and proposals from our neighbors—and give each of them serious consideration—not every idea will be adopted. And because there is limited time at our monthly meetings (and we always have a full roster of serious financial and operational matters to consider), the Directors are not generally inclined to revisit issues that have already been decided.

Q. I would like to make a simple plumbing repair. Is it true that we have to give at least two weeks' notice to the super, leave a security deposit in the exorbitant sum of \$1,500 and insure the building for \$1 million in order to make a minor faucet repair that will not affect any other residents?

A. Whether you have an emergency, an elaborate upgrade or a simple repair, your best initial option is to fill out a work order (available at the front desk) so that the resident manager can provide some guidance. The replacement of a worn washer is generally a simple task. But repairs that involve other apartments or demand the skills of a licensed plumber may require cutting a check for \$1,500 (which will be returned to you, uncashed, if your job is completed problem-free). All shareholders and all vendors are required to carry \$1 million in insurance coverage.

