

32 GRAMERCY PARK SOUTH HIGHLIGHTS

September 2011

- Our side-yard garden has now been planted out with flowering white impatiens; Manhattan Euonymus (spindle trees), beautiful evergreen shrubs with dark green leaves and attractive pinkish fruit; and upright yews (Taxus), neat plants in the form of a column, with dark needles above and lighter green beneath.
- The estimated timeframe for construction of the roof deck and garden has been pushed back to February-April.
- New specifications for the interior design of the elevator cabs — using lighter and/or less expensive materials — have been sent to the cab subcontractors for rebid.
- We weren't happy with the color of the refurbished mailboxes, so they have been repainted (at no extra cost to the building) in a color that more closely matches the bronze used throughout the lobby. The whole project was completed over one night, so as not to interfere with the mail delivery.
- We've asked Greenthal, our managing agent, to provide us with the names of prospective mechanical engineers to review our building's AC situation and the redirection of the steam vent currently just east of the front door. In the meantime, our resident manager will be talking to his counterparts at nearby buildings that also have through-the-wall air conditioners, such as 16 West 16th Street, 39 Gramercy Park North and 7 Lexington Avenue.
- If you're interested in upgrading, the following apartments are currently on the market: 3D, 3J, 5C, 8D, 11M, 12E, 12F and 12J. (If your apartment is on the market and it is not listed here, we apologize. Please leave a note with the doorman or contact the editor at 32GPSboard@gmail.com.)

FYI

- **Did You Know?** In the second quarter of 2011, the average price of Manhattan co-ops shot up 14 percent, to \$1,214,047 ...largely as the result of a surge in the sales of properties priced at \$10 million or more, according to real-estate firm Brown Harris Stevens. "The key words to describe the Manhattan market are stable, healthy and price-sensitive," said BHS President Hall Willkie.
- **A Job Well Done!** Kudos to our terrific staff for their support during and after the recent hurricane. Their hard work, good humor and professionalism made a difficult experience easier for all of us.

"I would especially like to thank staff members Miguel, Cherieco and Edmund for making the effort to report in and stay over to assist me in preparation and execution of the night's tasks," said Resident Manager Larry Watson. "We spent the day Saturday in final preparation (battening down the hatches so to speak), and on through night assisting residents. All handled it professionally."

- **Turn It Off to Cut Your Costs.** Many appliances and electronic devices draw power even when they're switched off or not in use. This "phantom load" can account for up to 10% of your annual electricity costs.

- **Meet the Super.** A native Dubliner, our new resident manager, Larry Watson, has more than 25 years' experience managing luxury residential buildings in Manhattan. He and his wife Regina, [a bond trader?] (at right) are the proud parents of daughters Emily, Andrea and Leslie and sons Laurence Jr. (now deceased) and Kyle. A world-class darts champion who has used his skills to raise money to combat cancer, Larry is also a lover of Irish music. He and Kyle own Percy's Tavern, a high-end Celtic gastro-pub at 210 Ave A in the East Village.



IN THE NEIGHBORHOOD

WHEN	WHAT	WHERE
Mon, Sept 5 to Sun, Sept 11	The US Open Live [on big-screen TVs]	Madison Square Park
Tues, Sept 6, at 6:00pm	Perez Hilton talks about his new book for children: <i>The Boy with the Pink Hair</i>	Barnes & Noble Union Square 33 East 17th Street
Tues, Sept 13, 6:00am to 9:00pm	Primary Election	Baruch College Newman Hall 137 East 22 nd Street
Wed, Sept 14, at 7:00pm	Journalist Jim Lehrer talks about his new book, <i>Tension City: Inside the Presidential Debates</i>	Barnes & Noble Union Square 33 East 17th Street
Sat, Sept 17, 12:30pm to 6:30pm	Bluegrass in the Park	Madison Square Park
Tues, Sept 20, at 6:30pm	13 th Precinct Community Council	230 East 21 st St, between Second & Third Avenues
Tues, Sept 27, at 7:00pm	In <i>Drama: An Actor's Education</i> , the Golden Globe, Emmy and Oscar-winning actor talks about his life and career	Barnes & Noble Union Square 33 East 17th Street
Tues thru Sat, from 7am to dusk	Mad. Sq. Kids: Explore!	Madison Square Park Playground
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
Every Sun at 3:00pm	Free Magic Shows for Kids	Abacadabra 19 West 21 st Street

