

JULY 2014

Building News

ANNUAL MEETING

The 2014 Annual Meeting was held in June. Due to a quorum not being reached, we could not hold official elections. Good news: Our apartment values have risen 9.3% over 2012.

The current board members have been reinstated for another year. It is important for ALL shareholders to fill out a proxy regardless of attendance next year.

FRONT DOOR SECURITY SYSTEM

The new key fob system allowing residents to open the front door late at night in the event



the doorman steps away from the door is nearly complete. The fobs will only open the East door from the outside when it is locked, but can exit the building by the East door by pushing it open.

The door will automatically close and lock when we enter or leave. Each household will be given two fobs. Lost or additional fobs will be available at \$50 each.

SIDE GATE SECURITY SYSTEM

The side yard gate has been secured with a video intercom system that allows the doorman to see who is at the gate, and buzz them in. The gate will also close and lock automatically.

ROOF DECK

Residents are enjoying our splendid roof deck this summer. However, there have been several problems we need to address.

1. People are leaving a mess on the furniture and deck. **CLEAN UP AFTER YOURSELVES!**
2. People are using the parapet walls to place glasses and dishes, which can fall onto the street and terraces, causing injury. **DO NOT PLACE ANYTHING WHATSOEVER ON THE PARAPET WALLS, IN OR ON the PLANTERS!**
3. Cigarettes are being thrown off the roof onto people's terraces. A resident's chair was burned through the cushion down to the frame. **USE THE ASHTRAYS AND SEE THAT YOUR GUESTS DO THE SAME!**



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A new rule is in effect:

Parties of NO MORE THAN 10 PEOPLE WILL BE ALLOWED ON THE ROOF AT ANY TIME.

Management will be resending the updated Roof Deck Rules to everyone shortly.

ROOF DECK FURNITURE

There has been a lot of rearranging of the furniture on the roof. Every day, the staff has to move it back where it belongs. **Please leave the furniture where it is.** It makes a lot of noise to downstairs neighbors, puts wear and tear on the roof, and makes a mess. Those who continue to rearrange things will be contacted by management.

Please be considerate of your downstairs neighbors and keep noise to a minimum. If you smoke, use the ashtrays, not the deck itself, or allow anyone to throw their butts over the walls! Do not put anything whatsoever on the parapet walls or planter boxes.

COMPACTOR ROOM

The misuse of the compactors is a serious building-wide issue. Some residents are throwing large items, cardboard, appliances and other hazardous things down the chute, causing major problems and damage to the chute. **ANYTHING other than bags of trash, securely tied, must be brought to the basement to be disposed of.**

People are also still leaving their cardboard and garbage on the compactor floor. Please read the instructions and obey the rules. **DO NOT LEAVE YOUR GARBAGE ON THE FLOOR. BRING IT TO THE BASEMENT.** Those who continue to leave their garbage will be contacted by management.

ITEMS LEFT IN THE HALLWAYS

There has been an increase in residents leaving items in the hallways, such as strollers, toys, umbrellas, etc. This is strictly prohibited by Fire department Code and the House Rules. **DO NOT LEAVE ANYTHING IN THE HALLWAYS OR USE THEM AS A STORAGE AREA.**

VERIZON FIOS

The installation of the equipment is complete, and many of us has signed up for the service.

Looking at future projects

PLANTERS IN THE FRONT

The board is looking to replace the 2 concrete planters with new landscaping, and are working

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on getting designs and price proposals. We will replace the trees that met their unfortunate end during the construction with landscaping that will do well in shady conditions.

LOBBY FACELIFT

The wallpaper, especially around the elevator area, is worn and peeling. The board is looking into new materials that can handle the heavy traffic, and new ideas to make the lobby an even more beautiful space for our residents.

AROUND THE 'HOOD



NYC Restaurant Week Summer 2014

Restaurant Week is back from **July 21st through August 15th**. Participating restaurants will be serving three-course lunches for \$25 and dinners for \$38 (beverages, gratuities, and taxes are not included). The Flatiron District has over a dozen participating restaurants, from eclectic American dishes to modern Indian cuisine, or classic Italian offerings to exotic Asian fare.

READ MORE:

<http://www.nycgo.com/restaurantweek/>

NEW NEIGHBOR: IZAKAYA NOMAD



Restaurant diversity on West 26th Street continues to flourish in the Flatiron District and rounding out the already eclectic selections on this block is newcomer Izakaya NoMad, a Japanese pub.

**IZAKAYA NOMAD, 13 WEST 26TH STREET,
BETWEEN BROADWAY AND SIXTH AVENUE,
(212) 213-6258.**