

32 GRAMERCY PARK SOUTH HIGHLIGHTS

August 2010

EDITOR'S NOTE: In lieu of the redacted minutes of the Board of Director's meetings—which sometimes raised more questions than they answered—we're opting to try this new approach, in which we share with you the highlights of each month's meeting, together with other information that we hope you'll find useful, including a calendar of neighborhood activities and answers to your most frequently asked questions. We welcome your comments and suggestions for future content. Please feel free to email the Editor at 32gpsboard@gmail.com or leave a note at the doorman's desk addressed to *Highlights* Editor, 32GPS Board.

BOARD NEWS

- In July, the copper wall in the lobby was given a facelift. The Board has solicited estimates for the cost to refurbish the mailroom and the doorman's desk and update the elevator cabs. The Board is also exploring longer-term capital projects to enhance the value of the building, including roof and side gardens (the latter with a taller safety fence to keep out vagrants and drunks).
- Given strong shareholder discussion at the annual meeting, the Board has undertaken a comprehensive review of our current maintenance charges and requested projections of operating expenses to determine the cost of any reduction. Meanwhile, the Board is examining financials from comparable buildings to identify opportunities to reduce expenses and enhance efficiency.
- Proposals and estimates have been solicited for the creation of a user-friendly "virtual bulletin board" for use by the residents.
- Apartment 10A has been sold and—if you're interested in upgrading—the following apartments are currently on the market: 3F, 4A, 8D, 13F.

FYI

- Have a bike? For \$150—that's less than 42 cents a day—you can store your bike in the building's state-of-the art bike room and have unlimited use of a tire gauge and free air. There are only seven slots left, so if you're interested, contact Tracy Noel-Springer (tspringer@greenthal.com) right away!
- Residents with tattered terrace awnings are responsible for fixing or replacing them. The resident manager can help you remove the old one.
- We're glad you're using and enjoying the roof deck ... but someone's been rearranging the chairs. To ensure that there is always seating available on the south end of the roof, we'll be adding one or two new chairs before the summer is over.
- The average price of a Manhattan apartment last quarter was about \$1.43 million—up from last year's second quarter average (roughly \$1.31 million), according to *The New York Observer*.

IN THE NEIGHBORHOOD

WHEN	WHAT	WHERE
August 12 at 10:30am	Mad. Sq. Kids Mr. Ray and songs for seeds	Oval Lawn Madison Square Park
August 26 at 7:00pm	Community Board 6 Business Affairs& Street Activities (BASA) Committee	Sutton Place Synagogue 225 East 51 st Street
Daily, starting at 8:00am	“Eleven Heavy Things” Interactive sculptures	Center Lawn Union Square Park
Every Sun at 2:00pm	Jazz for Kids	Jazz Standard 116 E. 27th Street
Every Sat at 2:00pm	Free Union Square Walking Tour	16 th Street transverse by Lincoln statue at Union Square Park
Every Sun at 11:00am	Free Flatiron Walking Tour	SW corner of Madison Square Park at 23rd Street and Broadway
Every Mon at 10:00am & Every Wed at 6:30pm	Free East River Fitness Walk	Asser Levy Recreation Center East 23 rd Street & FDR Drive

Q&A CORNER

Q. *Who’s responsible for maintenance and repairs in my apartment?*

- A.** Under the proprietary lease, everything that can be seen and touched in the apartment is the shareholder’s responsibility and everything behind the walls and ceiling is the responsibility of the co-op ... so you are responsible, for example, for paint, wallpaper and floor treatments; exposed plumbing and plumbing fixtures; window cleaning; and repair or replacement of appliances, such as air conditioners and refrigerators. You are also responsible for any action—or lack of action—that causes damage to another apartment.

If the co-op makes repairs for which you are responsible, you will be charged for the cost of those repairs, and that charge back will appear on your next monthly maintenance bill. In non-emergency situations, you can hire your own contractor. All outside contractors must be licensed, have a certificate of insurance and be approved by the managing agent (Greenthal) before they start work.

Staff members can perform private jobs for residents, but the resident manager must be informed and, unless the work takes no more than five minutes to complete, it must not be undertaken during the employees’ regular working hours. Also, employees should not be used for private jobs that require unique or licensed skills (e.g., restructuring a major building system or doing renovation work that requires demolition or building permits).

