

# 201 NEWS

AUGUST  
2010

THE NEWSLETTER OF 201 WEST 16TH STREET

## Welcome New Shareholders

### 15A Greg Quinn

*Greg is an analyst at Financo, Inc.*

### 16A Ron Carlivati & David Rogal

*Ron is head writer for "One Life to Live";*

*David is a senior interior designer at Vicente Wolfe Associates.*

### 12DG Hellen Barbara

*Hellen is retired.*

## Resales

We don't know if 201 sales are indicative of the entire real estate market in New York, or just indicative of the attractiveness of our building – but recent sales at 201 have been encouraging and in some cases record breaking. In many recent cases, apartment sales in our building have been completed in a matter of weeks. Many prospective buyers appear to recognize the efforts to maintain our building and also feel very secure about our financial situation. For all who have been inconvenienced by large and small efforts to maintain and upgrade the building, current signs indicate that these efforts are adding value to our investment even in this tough economy and volatile real estate market.

## Deliveries

Packages that arrive before 4 PM generally are delivered to your door by our porter. Packages that arrive after 4 PM are held in a storage area off the lobby and a notice is posted on your mailbox.

## Annual Meeting

The annual meeting of shareholders of 201 W 16th Street was held at First Presbyterian Church on June 14th. Once again we did not achieve a quorum, though we did come closer this year. Had the residents of about two more units been present by proxy or in person, we would have made it. Despite the lack of a quorum, the meeting provided an assessment of how our co-op is doing (very well) and plans for the coming year.

A review of our finances was conducted by a representative from Jacobs and Schwartz, our Certified Public Accountants, who reported that our building continues to maintain its status as one of the most fiscally sound co-ops in Chelsea. Board members reviewed the status of a range of projects in the building and responded to questions from shareholders on several issues. The meeting is an important opportunity for shareholders to be updated about their investment in our co-op – we urge you to plan to attend or sign your proxy form next year. We also hope that more shareholders will consider joining the Board of Directors in the years ahead.

## Changes on the 201 Board of Directors

During the course of the past year, two of our shareholder-board members "retired" from the Board of Directors after many years of service. On behalf of the entire co-op, we wish to thank Howard Siegelman and James Loney for their valued service on behalf of our community. During the year we also welcomed two new Board members – longtime shareholders Jeff Billark and Rob Innes, both of whom already are making important contributions. Please join us in welcoming Jeff and Rob!

Because of the lack of a quorum, the Annual Meeting was informational only. The current board members remain in place. They are:

<b>Charles Sullivan</b>	12A	President and Co Treasurer
<b>Frederick Rossetter</b>	17A	Vice President
<b>Barbara Brazong</b>	3C	Secretary
<b>Ed Lewis</b>	17E	Vice President and Co Treasurer
<b>Jeffery Billark</b>	19A	Vice President
<b>Rob Innes</b>	18C	Vice President
<b>Clara Diaz</b>		Time Equities board member

## Cristian Covaci

As many of you may know, the father of our superintendent, Cris Covaci, passed away in early July after a long illness. What you may not know is that Cris' father was a renowned professional ballet dancer in Eastern Europe, a contemporary of Baryshnikov and Nureyev. We extend our profound sympathies to Cris and his family at this difficult time.

## Recycling

Recycling of glass, metal and paper is mandatory for all residents of NYC, and buildings that do not maintain monitored standards in recycling can be fined. A reminder to separate out all newspapers and magazines, bottles, cans and other metal for recycling. For information, see the posted notices in the hallways near the trash chutes.

## Lockers

All of our storage lockers are currently rented, but the wait list for available lockers is short (one person). It is likely that new lockers will come available in the months ahead. If you are interested in renting a storage locker in our basement, please see or e-mail our superintendent, Cristian Covaci.

## Paws for Pet Health

Our population at 201 includes many very cute and friendly dogs and cats (though the cats we rarely see). In addition to all the regular vets in Chelsea, as an FYI to pet owners, Manhattan has three 24-hour animal hospitals for emergencies or planned pet surgeries. If your pet is ill and needs immediate care, these locations all take emergency visits at any time, no appointment necessary. One of them is within walking distance of 201.

### Fifth Avenue Veterinary Specialists

1 West 15th Street  
212 924-3311

### The Animal Medical Center

510 East 62nd Street  
212 838-7053

### NYC Veterinary Specialists

410 West 55th Street  
212 767-0099

## 201 Website

Board member Jeff Billark is working to build our new building website at [www.201west16.org](http://www.201west16.org). The site is password protected and is not yet filled with all of the planned content and graphics. If you have any recommendations on information you would like on the site, please contact Jeff at [garden@201west16.org](mailto:garden@201west16.org)

One very promising idea is to set up easy-to-remember e-mail addresses for most of the information needs shareholders might have. Jeff has created e-mail addresses for inquiries regarding the garden club group ([garden@201west16.org](mailto:garden@201west16.org)), our superintendent Cristian Covaci ([super@201west16.org](mailto:super@201west16.org)) and our building manager Janice Keller-McDowall or other contacts at Tudor Realty ([manager@201west16.org](mailto:manager@201west16.org)). These addresses have been implemented and are now available for use by shareholders.

## Our Garden

There has been no shortage of hot weather recently. While the heat can make life in NYC more challenging in many ways, it has some benefits – for our great roof garden! The weather has helped to create a lush oasis in the sky for us to enjoy – thanks also to our two lead volunteer gardeners, Stuart Anthony and Will Rogers. They and all of the other garden club volunteers are to be saluted for their tireless and wonderfully successful work on our behalf. As you may have seen, the roof garden is now the second stop potential buyers usually make when they tour our building – and the reviews are overwhelmingly positive. The breathtaking views and the amazing plantings are great to enjoy and a big advantage for our building.

Over 40 residents, guests and shareholders gathered on the roof on July 21 for the annual 201 garden party. It was a beautiful day to enjoy the space and views and catch up with neighbors. If you were unable to attend this year, we hope you will plan to join next year. Great company, terrific refreshments and amazing views – and you don't even have to leave the building.

We are pleased to report that our shareholders once again this year made substantial contributions to our Garden Committee, totaling more than \$2,000. The proceeds go directly to pay for enhancements to the roof garden and sidewalk plantings. As a reminder, you can make a donation to the Garden Committee at any time by leaving an envelope with our doormen marked "Attention: Jeff Billark." Checks can be made out to "201 West 16 Owners Corp." Your contributions are most welcome

## Smoking – Another Reminder

The images of New Yorkers smoking everywhere – a la "Mad Men" – might seem like ancient history at this point, but some residents have continued to pursue this habit in public areas of our building. A reminder that smoking is completely prohibited in any public areas of our building, including the roof deck, halls, stairways, lobby, vestibule, and basement. In addition, we ask that smokers who partake outside of our building do so at a considerate distance from our front door.