

## Welcome

**9C David Fudge** is a merchandising director at *Esquire*.

**11F Jessica Almon** is head of development for *Full Fathom, LLC*.

**16E Julia Holland** is a marketing executive at *Madison Square Garden*.

## Quickies

- ▶ If any of your faucets drip, call our superintendant, Cristian Covaci, at 212 255-2544 to arrange for repairs. Simple repairs are free. You can also e-mail him at [super@201west16.org](mailto:super@201west16.org).
- ▶ Please also contact Cristian if the flushometer on your toilet is making strange noises, especially booming noises. This repair is also free.
- ▶ The time change each year is also a good time to change the batteries in your smoke or CO detectors and also to review coverage on your homeowner insurance.
- ▶ One simple way to be a great neighbor is to stop doors from slamming as you enter or leave your apartment or the building stairways, especially late at night. The noise caused by a slamming door can carry for several floors.
- ▶ If you would like to sublet your apartment, please email our building manager for information about the process at [manager@201west16.org](mailto:manager@201west16.org)
- ▶ If you plan to have unaccompanied overnight guests, a reminder that you must submit a completed guest form at least two days prior to when your guests are scheduled to arrive. Our front door team cannot be positioned to allow strangers into your apartment without your clear authorization submitted in advance.

## Clothing Drive

Once again we will collect clean unwanted clothing over the holidays for contribution to a charity such as Housing Works. Starting just after the New Year, there will be a bin in the basement, near the superintendent's office. We hope you will donate any unwanted clothing or household items.

## The Paw Track

For pet owners at 201, this service might be of interest. A company called Secure-A-Pet offers a collar with GPS tracking and an online service to locate a missing dog or cat. The system can locate lost pets within minutes. There is also a smartphone app. For information visit [www.secureapet.com](http://www.secureapet.com).

## Façade work

At long last New York City has changed the schedule guiding how and when building façades are inspected and repaired. Previously a façade inspection and repair report was due on the same day and year for *every* building over five stories in Manhattan. The challenges in processing these reports were considerable. Under the new plan, inspections and repairs are due on a rolling basis based on the building address. In 201's case, our next inspection and repair report is due on February 28, 2012. This is a few years earlier than would normally be required as a result of the new inspection schedule.

To meet this deadline, we will hire a façade architect to inspect the building exterior in the coming months. We will then prepare plans and specifications, bid the project in the spring of 2011, and engage a company to perform any necessary work in the summer and fall of 2011. This will position us to file our report in early 2012 as required.

At this point we do not know which areas of the building might require attention. There are three apartments that have recently reported very small levels of moisture penetration, and these areas will be included in the façade work effort.

## Budget

November is budget month at 201. We carefully analyze our expenses during the current year and then work closely with Mary Frances Shaughnessy, Principal at Tudor Realty Services Corp, our managing agent, to project requirements for next year. One thing we know for certain at this point is that the City will raise our taxes. They can do this in two ways. They can increase the tax rate. At the same time they can also increase the assessed value of our building, which further increases our tax burden. This second form of increase is not widely reported, but it has a direct impact on our tax liability. The city is planning to take both actions this year.

By late November or early December we will have completed the budget process and will know if there will be any necessary increase in maintenance charges.

## Revisions to the Co-op's Schedule of Fees

At a recent meeting the members of the co-op Board of Directors reviewed several services and fees for our building. The board has opted to introduce fees for three services that have previously been provided for free. They are:

- ▶ Mortgage refinancing or home equity line of credit (HELOC): Currently there is a fee for processing a refinance application or HELOC charged by Tudor Realty. Effective immediately, there will also be a \$250 fee payable to the coop for reviewing a mortgage refinancing and HELOC application.
- ▶ Application for re-sale of an apartment: Currently there is a fee for processing related to an apartment sale charged by Tudor. Effective immediately, there will be a \$250 fee payable to the coop for reviewing and interviewing a prospective purchaser.
- ▶ Bike storage and registration: The coop allows residents to store bicycles in the basement of our building. Effective January 1, 2011, there will be a \$50 annual fee to register and store a bicycle in the basement. For those of you with bicycles, please see Cristian Covaci, our superintendent, for registration between now and January 1. The \$50 storage and registration fee will appear on your February maintenance bill. Also see Cristian if you are ready to part with your bicycle. We will donate unwanted bikes to a charity for children after the first of the year.

## Fios

It may be big, but it's also delayed. Verizon is slowly completing the installation of the fiber optic cabling for our building. The hallways are complete except for some touch up work. Work on the vertical risers is continuing, as is the installation of the main fiber cable from the street into our building. Projected completion is now early December.

Once the work is done, Verizon will begin marketing the service in the building. It is yet to be determined what impact competition will have, but the hope is that there will be some opportunities to reduce costs for cable.

## On Board

Longtime resident Rob Innes recently joined the Co-op Board of Directors, taking the seat left vacant when former member James Loney moved. Rob has been a shareholder at 201 for more than 15 years. He resides in apartment 18C with his partner, Michael Rodoff, and his lovable dog, Audrey. Rob brings great experience in financial management and design to the board.