

201 NEWS

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201 Website

Our fledgling website is alive and well. We've had a few months of solid "traffic" to the site, so we can glean some interesting statistics now: an average of 123 unique visitors a month; front-page and history sections are most visited; people generally consume an average of seven pages per visit; Wednesdays & Fridays are the heaviest days with 10 AM thru 4 PM being popular "surfing" times. We appeared in Google search results within two days of launch.

We want to keep the site as a lively and dynamic platform for information about the building. We are considering additional content for the site; any suggestions can be emailed to webmaster@201west16.org

Lockers

The previously announced addition of five new lockers to our popular storage facilities has been completed. As a result of two shareholders upgrading from half-sized to full-sized lockers, two half-sized lockers are available. For the first time ever, we have completely exhausted the storage locker waiting list – so no wait! If you need storage, see Cristian. He will be glad to show you the two lockers that are available.

Annual Meeting

The Annual Shareholders' Meeting of the 201 West 16 Owners Corp. will take place on **Monday, June 13, 2011 at 6:00 PM** at:

The First Presbyterian Church
12 West 12th Street • 2nd floor Parlor

We would love to see all of you for our annual review of the progress of our building. If you are not able to attend, please give your signed proxy either to a neighbor who is coming to the meeting or mail it to Tudor Realty, c/o Janice Keller-McDowall. You can also leave your signed proxy in a sealed envelope with our doorman.

Façade

In the Winter edition of 201 News we reviewed plans for the 2011 façade maintenance and improvement initiative for the building. The project was bid to six contractors; the two low bidders were interviewed by Board Member Ed Lewis and John Curtain and Tina Tapinekis from TMT Architects.

Skyline Restoration was selected as the contractor for this year's façade restoration program, based upon price, professionalism, recommendations, and schedule. They have already been in the building, meeting with certain shareholders crucial to this year's project, and also working on the rigging plans for scaffolding and the new NYC-required site safety plans. The application for permits has been filed and a permit is expected to be in hand by June 1. Work should begin immediately thereafter. It is our hope to have this year's project finished before winter.

New site safety plans required of all buildings in NYC over eight floors are quite expensive. In our case the cost to comply with these requirements will be 10-12% of the total budget for the project.

The main areas of work are: the west side of the building from floor one all the way to the elevator machine room; a piece of terrace on the second floor that has never been re-done since the building was built; the two three-sided towers on the east façade; and the limestone facing at the 1st and 2nd floors on the east façade.

Once the rigging is in place for all of the scaffolds, the roof deck will be closed. We hope to have the roof deck re-opened by the late fall. The contractor and the garden club, along with Cristian and the representatives of TMT Architects, will work together to see that our plantings are well taken care of.

Yikes, Bikes

Good news, our bicycle population has been reduced from about 40 bicycles to 26. Many lonely bicycles were donated to charity. Please keep in mind that if you change bicycles you need to re-register, even if you have already paid the annual registration fee. You won't be charged another fee, but the new bicycle will need to be tagged. See Cristian for any questions or needs related to bike storage.

Budget

In the late fall of each year the Board along with Tudor's Senior Managing Partner Mary Frances Shaughnessy finalize the budget for the upcoming year. One of the top two issues the Board of Directors addresses each month is the building's performance against budget. This year our heating oil cost is a major concern. Through the end of April, the building has used 105% percent of the total budget for oil for the year, with seven more months to go. In the summer months usage is much lower because we use oil only to heat water for kitchens and baths. But that still leaves October, November and December, which can be significant heating months. We hope to avoid a later year assessment to cover outsized oil bills. But after the very cold winter, the coming year could easily present challenges in avoiding extra costs associated with oil consumption.

Quickies

- > See Cristian Covaci to **sign up for free pest control** in your apartment, or sign up via email at super@201west16.org
- > **The refinishing of hallway doors** on all floors has begun. All of the A stairway doors have been completely refinished, including the polishing of original hardware. Workers have now begun refinishing the B stairway doors. (The elevator doors were done during the elevator modernization and have held up quite well over the past few years.) When the B stair doors are completed, workers will begin to work on entrance doors for all apartments.
- > **If any of the faucets in your apartment leak**, or even just drip, please see our superintendent, Cristian, or email him at super@201west16.org. Reducing water use – especially hot water use – is a great way to help reduce building costs each year.
- > **Please recycle.** Stack your recyclables neatly near the compactor door on your floor. Note that inspectors routinely inspect trash to confirm that buildings are recycling and any buildings found not in compliance can be fined.
- > **If your apartment door slams**, remember that the noise can easily travel to other apartments, especially late at night. You could be waking someone up. Contact our super, who can adjust the springs on the door so this nuisance is eliminated.
- > **Homeowners' insurance** is a very important purchase to protect your investment in your apartment. Many shareholders were required to purchase insurance to qualify for mortgages. For those who have no mortgage, it is advisable to continue to maintain insurance coverage. It is also a good idea to review your coverage every few years to make sure that your policy is adequate to provide the level of coverage you need. In many cases, policies taken out even a few years ago may no longer reflect the value of your apartment.
- > The change from Standard Time to Daylight Savings Time is a good opportunity to remember to **change the batteries in your smoke detector**.
- > 201 is known for being quite pet friendly – and for having responsible pet owners. **Remember to keep your pet leashed** at all times for their protection both in our building and on the streets. A loud car horn could scare them into oncoming traffic. It would also be quite helpful to our plantings if owners could get all pets to the curb for business needs. Please don't let pets go on the tree pits and outdoor plantings. And if you are thinking of a new pet, please consider this reminder: "Adopt – Don't Shop."