

Welcome

7F Jennifer Franchetti

Ms. Franchetti is a senior hydro-therapist with Water-4-Dogs, an organization specializing in rehabilitation of dogs with spinal/neck issues.

14F Dr. Andrew Veech

Dr. Veech is a sports chiropractor with an office in Greenwich Village.

Sidewalk

NYC has finally begun to replace the dangerously drooping subway grates on the 7th Avenue side of our building. We have reported this condition regularly to NYC; they have ignored our complaints for years. Persistence finally pays off.

Time Change

Don't forget that Daylight Savings Time begins on March 11, Sunday. It is a great time to change the batteries in your smoke detector, just as we do in the building's corridors.

Hallways

Please don't store any household items or trash in the hallways or other common areas of our building. It is dangerous and not fair to your neighbors. You also run the risk that the building maintenance staff might damage or remove them.

Dogs

Please curb your dogs. Do not let your pets do their business on or right next to our building or on our outdoor plant containers or flower beds. Take them to the curb.

Lockers

There are currently two half lockers available in our ever popular storage areas. If you would like to do some early spring cleaning by finally getting to those impossible closets, now is the time with lockers available immediately. Call Cristian Covaci 212 255-2544 or email at super@201west16.org.

Façade Project Recap

Thank you once again to the shareholders of 201 for your cooperation during our most recent façade maintenance program. The results are outstanding. Many pieces of deteriorated terra cotta stone have been replaced with a new type of man-made stone that should last at least as long as the original, if not longer. We are unable to detect from the street which pieces were replaced, which is a good thing.

The 80+ year old façade will continue to need maintenance and certain areas will need more attention than others, but this cycle concludes the intensive façade program we have been working on now for almost a decade. Early this spring windows on the east and west facades will be washed to remove construction dust.

GreeNYC

The Board of Directors has recently engaged consulting engineer Ralph Germain to evaluate our current boiler equipment and recommend strategies that will allow us to comply with the fuel change mandate in 2015. The goal of this effort is to position 201 as best as possible for the long term regarding heating options for our building. Mr. Germain was introduced to us by Tudor Realty, our managing agent; they recommended him wholeheartedly. Ed Lewis reviewed his work on several other buildings, all reporting positive results. As the study of this major capital program advances we will keep you informed of our progress and options.

In the meantime, please contact our superintendant Cristian Covaci at 212 255-2544 or via email at super@201west16.org if you wish to need to the valves on your radiators replaced. In many units the valves simply have failed after 80 years. These are replaced free of charge.

What Drives Maintenance Increases?

The answer is simple and complicated: water, oil, and taxes. Water charges have increased by double digits in each of the last three years, even though our consumption has remained constant. We pay about \$65,000 a year in water consumption charges – about \$620 per apartment. Oil, as mentioned in the November 2011 newsletter and the year end letter from Board President Charlie Sullivan, has wrecked co-op budgets all across New York. Prices now hover at about \$3.50 a gallon. As previously reported, taxes now make up the single largest item in our budget. Taxes now cost more than our mortgage and building staff salaries. And it looks like that will continue to be the case.

If costs related to these needs had remained constant over the past few years, our efforts to generate auxiliary income and reduce costs would have resulted in a reduction in maintenance! As it stands now, the essential efforts to generate new revenue and reduce costs wherever possible are keeping a bad situation from being much worse.

106 7th Avenue

It seems like no sooner did we take our sidewalk bridge down and Pottery Barn put their new awnings back up that 106 (the Williams-Sonoma building) started erecting its own sidewalk bridge. That building has a number of façade challenges to deal with over the next year, and they need our cooperation to complete the job successfully. Board member Charlie Sullivan is handling the negotiations for our cooperative to ensure that our interests are properly voiced and protected.