

201 NEWS

JUNE
2012

THE NEWSLETTER OF 201 WEST 16TH STREET

Annual Meeting

The Annual Shareholders' Meeting of the 201 West 16 Owners Corp. will take place on **Monday, June 11, 2011 at 6:30 PM** at:

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

If you are not able to attend and have not mailed in your signed proxy, please either give it to a neighbor who is coming to the meeting or leave it in a sealed envelope with our doorman before Monday evening. (If you leave with the doorman, you may designate someone to vote your shares – another shareholder or an individual board member. Otherwise the board in its entirety will vote the shares.)

Welcome

16B Jonathan King & Jim Stott who are founders and owners of Stonewall Kitchen Jams & Specialty Foods, based in York, ME.

8G Catherine Stickney, who is an operations executive with CIGNA Insurance.

Heating News

Mayor Bloomberg several years ago announced a program called PLANYC, including many “green” initiatives to improve the quality of air and water in New York. As previously reported in 201 News, by 2015 we must change the fuel source for our two boilers in the basement from #6 fuel oil to #2 fuel oil. The benefit of #2 is that it burns cleaner than #6, causing less air pollution. The downside of #2 is that it is more expensive than #6 and it takes more oil by volume to generate the same levels of heat – a double burden. Complying with the letter of the law would end up costing the building \$60,000-\$75,000 in capital costs. We would also need 10% more fuel (by volume) costing about 15% more than #6 per gallon. The Board is reviewing all options to try to head off this potentially significant increase in costs to heat our building.

Working with Tudor Realty Services, our managing agent, we began to explore different ways to comply with the fuel mandate. We evaluated purchasing steam from ConEd, but quickly determined that this option would be onerously expensive. (ConEd would like to be out of the steam supply business, and has priced it accordingly.) We are reviewing whether we need to change both boilers and burners, whether our chimney can meet the higher heat load generated by the alternate fuel, and whether natural gas might be an option. The Board is working to identify a solution that keeps us in compliance without over-burdening the building with higher operating costs. In addition the Board is hoping to address the issue at one time with a long-term solution, which has been our approach in most challenging operational issues in recent years.

Our engineering consultant **Ralph Germain** is working with Board Vice President **Ed Lewis**, **Vito Mangini**, the boiler specialist at Tudor, and **Cristian Covaci**, our superintendent, to identify the best course of action. Over the next 30 to 60 days, we should have a plan of action outlined.

Some Fast Facts:

- > The difference between the winters of 2010-2011 and 2011-2012 could not have been more dramatic in terms of fuel oil use. During the former we burned 51,000 gallons of oil; during the latter we burned only 35,000 gallons. Savings in this area were eaten up by sharp increases in water costs and other costs, but the savings in reduced oil costs did have a positive impact on budget.
- > Kitty litter - flushable or not? For pet-owners who flush-away kitty litter, please make sure the brand you are using is clearly marked “flushable.” If it is not, PLEASE DO NOT FLUSH IT. Bag it and put it down the garbage chute. Even if the package says “safe for septic,” that does not mean it is safe for our building plumbing system. Several residents have found this out the hard way.
- > The sidewalk bridge covering part of our building on the 7th Avenue side is for LL10/11 work being done on 106 7th Ave., the Williams-Sonoma building. We have an extensive agreement with them protecting our building during their work. They expect to be done in the next few weeks.

Garden Club

As a result of much hard work over a number of years by a dedicated group of volunteer gardeners led by **Stuart Anthony** and **Will Rogers**, we have gorgeous, lush plantings on our roof deck - despite the occasional interruption for required façade maintenance. In recent years several members of this hardworking garden group have moved away or have been unable to continue. As a result, the garden club needs new members and even new leadership. If you are interested, please email our superintendent, Cris Covaci, at super@201west16.org. Even if you're not a pro at weeding, there is something you can do to help and your efforts will be much appreciated.

Roof Deck

As the summer season swings into gear, please plan to enjoy our amazing roof deck responsibly! When visiting the deck, please keep these important rules in mind at all times:

The roof deck is open from 7:00 a.m. to 11:00 p.m.

Guests must be accompanied by a resident of the building and minors must be accompanied by an adult at all times.

Noise from the roof deck can be audible to residents below. Please try to keep all noise to a minimum.

Please reposition furniture to its proper place and remove any trash when you leave.

At all times on the roof deck there is no:

- SMOKING
- open flame / candles
- music
- storing of personal property
- tampering with or removing plantings, furniture, or fixtures
- parties
- throwing around ANY objects
- placing objects on top of railings

More Fast Facts:

- > If you plan to be away for an extended period of time during which your apartment will be empty, you should put newspaper subscription on hiatus, arrange for someone to get your mail if possible, and it's also a good idea to let our superintendent know the period when your apartment will be empty. He can help with security and other issues while you are away.
- > Our superintendent Cristian Covaci is now in charge of maintaining our tree pit plantings. These plants greatly enhance the image of our building. Thank you, Cristian.
- > Please note that public areas including hallways and stair halls cannot be used to store any personal belongings including strollers, shoes, brooms, bicycles, files or other items. This can cause a serious risk in case of fire and is unfair to your neighbors. Please remove all items from these areas.
- > The building offers free pest control to all residents. If you'd like your apartment treated, please let our superintendent know. The exterminator is in the building twice a month.
- > The recent used clothing drive was quite a success. Building staff wheeled a huge hamper of gently used clothing and shoes to Housing Works on 17th Street. Many thanks to everyone who contributed.