

Welcome

16E Simon Thomas & Nebahat Tokatil. He is a professor of mathematics at Rutgers; she is a professor of statistics at The New School in New York.

Electric Charges

At its recent meeting the Board of Directors voted unanimously to change the monthly minimum charge for electricity in our building to \$40. This change affects only a small portion of apartments for only a small portion of the year, but will assist us in maintaining the building's systems in good condition at a reasonable cost to shareholders.

Storage Locker Available

We have one of those rare moments in our building when one of the larger storage lockers is available. Now is your opportunity to find a convenient place to store grandma's table and chairs or your winter wardrobe. For information about this locker or other locker options that might be available soon, contact our super Cristian Covaci.

Keep the Hallways Clear

Once your umbrella and shoes have dried from the rain or snow, please move them inside your apartment. It is not neighborly to use the hallways as permanent storage for your belongings. In addition, storing materials in the halls can put people at risk in case of fire, blackout or other emergency.

Our New Boilers

Work is continuing apace on replacing our 84-year-old boilers. Old piping in the sub-basement has been removed, and the enormous boilers were then cut into pieces and removed. Abiline, our new boiler contractor, is running the project with at least five men working each day. At this writing work is running about one week ahead of schedule. Completion date is currently anticipated for the end of April, if not sooner. The new boilers arrived in sections and have been rigged into the sub-basement. They are being welded into shape by master welding technicians from the boiler company. When that process is complete, our advanced technology burners will be delivered and installed, along with hundreds of feet of new piping as well as new gauges and controls. Every step of the process is being carefully guided and supervised by our building's mechanical engineer, Ralph Germain, P.E.

One of the important steps to completing this project and having the boilers operate at peak efficiency is replacement of the steam traps at each radiator in the building. This task will be completed by Cristian Covaci, our superintendent, and his capable staff. Cristian will be contacting each of you to make arrangements to replace these parts.

Moving In or Out

In accordance with building guidelines, moves in or out on Sundays are prohibited. There is limited time reserved for moves allowed for Saturdays, available on a first-come, first-served basis. As always, please coordinate moves of any type with our superintendent, Cristian Covaci. He can be reached at 212 255-2544 or via fax at the same number. His email address is super@201w16.org.

Recently the Board voted unanimously to require all moves in or out to be done by **professional movers** that possess the proper consumer protection licenses as well as property and liability insurance. Movers must provide evidence that they have the proper licenses and insurances in place. This action is taken to reduce the risk of any liability to shareholders or to the building in the event of property damage or personal injury during a move. In the past we have allowed residents to move in themselves or with a group of friends helping out. Unfortunately the risk of liability is too great for us to continue this practice.

What Happened to the Apartment Door Painting?

We have discussed a plan to paint all apartment doors in these pages several times in recent years. For several reasons, the project has not yet been initiated. The main reason has been financial. When the walls and the roof are leaking, those needs must take top priority. Another reason for the delay is logistics. Most doors, as previously discussed, have one or two layers of lead paint. We need to strip doors in an area that will not present any risk of hazardous paint dust. We plan to use the mezzanine area in the boiler room, but this area is currently in use for needs related to the boiler replacement project. Once this project is complete we will re-bid the paint project to a number of qualified firms and make progress on refinishing apartment doors.

Unaccompanied Overnight Guests

As many of you know, the doormen in our building are instructed to carefully monitor the admission of any guests, especially guests who seek entry when a shareholder is not at home. The Board considers the security of our building a primary responsibility. If you plan to allow a friend or relative to use your apartment in your absence, you must submit a form indicating this plan. Forms are available at <http://www.201west16.org/forms/> or you can pick one up from the doormen. Once the form is completed you can drop it with the doorman, or email it to the superintendent at super@201w16.org This form must be submitted and approved before any guest can be authorized to have entry to your apartment in your absence. Please note that 48 hours is the absolute minimum for a guest to be approved. **Instant approval is not possible.** In the interests of your security and the security of all residents, any guests who seek entry without an approved application will be turned away.