

## Welcome

**16B Leah Pozsgay** Leah is vice president and sales advisor in the derivatives area at Deutsche Bank.

**4B Robin Gendron** He is vice president sales – footwear with Michael Kors, Inc.

**10G Melvin Huang** Melvin is an AVP and business relationship manager at JPMorgan/Chase.

**2F** Longtime 14C shareholder **Sherri Michaelstein** has purchased a new apartment in our building and moved down several floors to be better able to pursue her interest in gardening.

## How to Recycle

As you know, NYC mandates that we recycle paper, plastic, metal and glass. Buildings that do not comply can be fined. Please make sure to NOT mix your recycling with regular trash – they must be separated because they are collected separately on different days. Put regular trash in the trash chute or, if too large, in a tied bag near the chute. And please separate your recycling into two separate containers or bags – one for paper and the other for glass, plastic and metal. Please do not mix paper together with any other materials for recycling. Leave all recycling on the floor near the trash chute. Do not allow recycling or trash to block stairways or halls.

## Taxes

We have presented details in earlier newsletter articles regarding NYC's ability to raise our real estate taxes. In this process, they inflate the value of our building each year and then collect more money in real estate taxes, which are based on our valuation. This is a challenge that many co-ops face each year. We expect our tax bill from NYC to be \$75,000 more in 2016 than it was in 2015. All without having to go to the legislature in Albany for the permission to raise taxes, all without having to endure the hue and cry that often accompanies a more transparent tax increase. In the last ten years our taxes have risen from \$425,000 to \$930,000 per year, a 115% increase. Over the same 10 years our maintenance has risen only about 25%.

## Our Furry Friends

Many of us have enjoyed meeting many wonderful dogs (and even a few cats) in the halls and elevators over the last few years. Even when it's not your pet, coming home to a wagging tail in the elevator can make a bad day seem better. Here is a quick shout out to help us all be more familiar with these furry neighbors. 201 is a building filled with many pet owners, and an interesting range of pet names. If you have a chance you might get to know Hephzibah, Isak, Oy, Vey, Poopsi, Shasha, Luna, , Leo, Bogart, Cookie, Sir Kix, Gus, Harry, Finnie, Pickles, Wiley & Coco. If we left your pet off the list, let us know and we'll update in a future issue. And if you have an alligator or puma in your apartment, do give us a call about that as well. Thanks to all of our furry friends for giving so much joy, and to pet owners for behaving responsibly with your pets.

## Keeping the "Cooperate" in Cooperative Living

We try not to focus too much on rules of civility or politeness in these pages. The hope is that everyone knows them and meets the highest standards they can. But it is probably a good idea to remind ourselves of the importance of "cooperation" in cooperative living every once in a while.

How is this defined? It can be reflected in decisions about how much noise we make. How clean we keep our living spaces and communal areas. Whether we pay maintenance bills on time. And in many other ways. And while we all can and do make our own decisions about how we live at 201, we should keep in mind that our actions often can and do affect others. We hope that all residents at 201 will make those decisions with a focus on the essential need to respect and cooperate with each other.

How we respond to these issues when they affect us is also an important part of cooperative living. If a neighbor does behave in a way you feel is not "neighborly," the best course of action is usually to discuss the issue with him or her directly or via a note. Good to remember that everyone can be remiss once in a while, so you might want to base the tone of your response on whether a problem is rare or chronic, and whether it is a mild nuisance or life threatening. And please note that for many issues, contacting the super or a member of the Board of Directors may not be the best option – especially late at night when contact should be limited to only clear emergencies.

## Financing Options

TD Bank recently reached out to 201 to inform us that they are one of the few remaining lenders in New York City that offers 2nd mortgages and home equity lines of credit for shareholders in cooperatives. We have heard some stories of residents facing challenges in finding lenders for these needs. While not a suggestion that anyone over-extend themselves or use a specific provider, this information is offered for residents who may be searching for these services. The Branch Vice President who reached out to us with this information is Tarek Moaz, TD Bank, B'way and 23rd Street. (212) 228-1607 Tarek.Moaz@TD.com.