

Cold Weather

Despite record setting cold temperatures in January, we did not have a single pipe freeze up in our building. Thanks to innovative heating solutions that were implemented by our superintendent Cristian Covaci, we avoided freeze ups and lowered our electric usage. Our two new natural gas fired boilers and our extraordinary windows continue to pay dividends each month. Despite the frigid temps, our energy use (and invoices for same) have been reasonable and manageable in our budget so far this season.

LED Lighting

As the fluorescent light bulbs in our fire stair towers burn out, we are replacing them with LED bulbs that use about 75% less electricity. We evaluated doing this several times in the past, but the price of LED bulbs at the time did not make economic sense. Now that the price of LED bulbs is about the same as fluorescent bulbs, using them is a workable strategy for our building. We will carefully watch how these bulbs perform. If they perform well, we will consider them for our corridor lighting.

Welcome

12E – Spencer J. Schimel Spencer is a lead designer for RocketVisor Corp. and an instructor of interactive design at The New School.

Spring

Sun is setting later, temps are milder than in January...there are signs that spring is around the corner. At this writing, the official first day of spring is about three weeks away. Another great sign is the new contract for a service to handle irrigation and maintenance for our roof top garden, which arrived last week. We are setting the stage for another season of wonderful flowers and beautiful views – plan to take advantage of them!

Don't Bug Everyone

Did you know that 201 provides free exterminator service twice a month? While there is not much evidence of a major bug or rodent problem in our building, we do live in NYC and so the risk is ever-present. For decades, the cooperative has covered the cost for this service for residents. It is not inexpensive, but it is the only trusted way to help keep 201 vermin, arachnid, and insect free.

This past fall we did have a bedbug scare. That situation was addressed, but we caution all residents that you should NOT try to deal with a bedbug problem on your own – and you should take action at the earliest signs. The options to handle bedbugs on your own are not effective. If you think you might have a problem with bedbugs, you should immediately contact Christine Ang, our managing agent (manager@201west16.org) and Cristian our superintendent (super@201west16.org). They will arrange for a service to confirm the problem – usually by using cute bug-sniffing Beagles – and then take appropriate professional steps to address the issue.

You should also contact Christine or Cristian right away if you think you might have any other sort of pest issue – and please note that it is usually much easier to address these problems early. You should also take steps to avoid leaving food exposed in halls or other public areas or in your apartment. We all benefit from every resident being vigilant!

To sign up for bi-weekly, monthly, semi-monthly or as-needed professional pest treatment, email super@201west16.org or telephone at 212.255.2544.

Court Win

Due to legal considerations, we have only briefly mentioned in these pages over the last several years that our cooperative was forced to terminate the Proprietary Lease of a shareholder for objectionable conduct. After a relatively short period of a few years, the New York State Court of Appeals in Albany confirmed our right to terminate this shareholder's lease. We are now readying the apartment to be sold on the open market. The cooperative has first rights to the proceeds of the sale in order to pay our expenses for this legal matter.

The Board of Directors took zero pleasure in venturing into the court system to address this issue and tried every measure possible to bring this shareholder into regular and routine compliance with the rules that apply to every shareholder and resident before implementing legal action. Our Board President Charlie Sullivan guided our outside legal counsel on this difficult matter through at least four levels of trials and testimony. We should all be very grateful to Charlie for his intelligent insights on the law and the best options to seek a legal decision on this issue. Thank you, Charlie.

Update on Miscellaneous Fees

The Board of Directors has evaluated the range of fees charged for many miscellaneous services and has made the following increases for 2019:

- Bicycles storage: \$145 per year
- Move in/move out service fee: \$500
- Alteration application fee: \$500
- Mortgage/Refi/HELOC application fee: \$500
- Sublet expedited interview fee: \$500
- Storage locker rentals: 10% increase

With these changes, fees for services in our building remain very competitive. These fees play an important role in helping keep maintenance costs increases to a minimum.