

Roof Deck

Our roof deck continues to delight. No apartment sale listing at 201 fails to reference our great roof deck views and gardens. Our new gardening service continues to perform reliably and attends the plants well. Please remember, there is an apartment right below our roof deck so be considerate of noise and especially do not drag the rooftop furniture around.

New Commercial Tenant

Our new commercial tenant has been slow to get their engineering, architectural and graphic drawings completed. A partial set was received on August 5. We will have our licensed professional consultants begin review of these drawings. We don't normally review "progress sets" of drawings, but we are doing the tenant a favor to keep this process moving forward as quickly as possible. Their commercial build-out will be subjected to the same rigorous review that shareholders experience in their own renovations and that we performed for The Shade Store prior to their fit-out construction.

Staff Uniforms

Catalin Chirulescu, our superintendent, has been working with our uniform company to order uniforms for our building employees. With other important issues pending we were distracted from this issue for a while. The delivery time for the uniforms is 10 weeks. We hope to have them available by early fall.

Our 39th Annual Meeting of Shareholders

We are happy to report that there was a quorum for the Annual Meeting of Shareholders this year conducted on Zoom. During the meeting Michael Antonelli of Rosa Associates, our CPA firm, reviewed the financial statement and took questions from several shareholders. Our managing agent Christine Ang confirmed several routine housekeeping matters. Board President Ed Lewis answered questions on a broad range of topics including updates on our newest commercial tenant, employee uniforms, and cooling of the lobby.

The existing board of directors filled the six open board positions and were therefore re-elected by acclamation. These directors are: Ed Lewis, Richard Quest, Chris Ryan, Fred Rossetter, Drew Warren, Barbara Brazong.

Façade

When we have strong easterly winds and significant rainfall as often happens with nor'easters, water intrusions can develop, especially in a very small area of the PH parapet. We are trying our best to get this area rebuilt this season. Water leaks are always a puzzle to solve, and this area has been particularly vexatious. Our façade engineer, Mark LiCalzi PE, believes he and his staff have found the spot of water penetration. Engineered plans have been prepared and approved by NYC. We are now working to complete other permits required related to safety, tenant protection, sidewalk protection, scaffolding and dust mitigation. If it all comes together, there will be a lot of activity on the NE corner of the building this fall. Nothing is easy when it involves the building's facade.

Plumbing Leaks

The past year has been a busy one for our building plumbers. We went from almost no plumbing issues to a lot of plumbing issues. About 30 years ago we began requiring all renovating shareholders to replace the horizontal piping and valves from an apartment back to the plumbing risers. This has resulted in almost 80% of the horizontal piping being replaced since that time. An analysis of last year's plumbing expenses showed that we did not have a single leak on those horizontal runouts.

Our plumbing issues have changed. Now, our review shows we have two to four steam leaks in the winter that cause damage in apartments and require major work to replace the pipes. The other issue is the toilet drains. When installed 96 years ago, the toilets in our bathrooms were connected to the sanitary risers via lead piping, in plumber parlance: the lead bend. This apartment-by-apartment gradual failing is due to the age of these pipes. We are using every opportunity when a bathroom ceiling is opened to proactively replace these lead bends. Our superintendent is closely monitoring these issues.

Fire Stair Doors

We inspect and adjust the fire stair doors throughout the building regularly. Our goal is a door that fully closes by itself as quietly as possible. If a door on your floor regularly slams shut, please email our superintendent at super@201west16.org.

Building Quick Notes

► Once again, our trash chute was clogged with garbage that included oversized items. In this case someone sent large plastic bags full of discarded clothing down the chute. For most used clothing, donating items to Housing Works is a better option all around. But in any case, please do not stuff sacks of clothing into the chute. Good rule to follow – if it does not fit easily into the chute opening then do not force it down the chute. When in doubt ask our porter Carlos or the doorperson for guidance.

► One of our recent plumbing issues was caused by residents flushing “wet wipes” down the drain. Our pipes are 96 years old and have in many areas been narrowed by refuse buildup and cooking oils. When cooking oils combine with wet wipes, disaster follows in the form of “fatbergs.” Please dispose of wet wipes with your regular household garbage. Even if the package says “safe for plumbing,” items are often not safe for our pre-war building sewer pipes.

► For security and emergency needs, our superintendent should have a copy of the key to every apartment in the building. This is also a legal requirement in multiple-dwelling residences in New York State. If there is a flood or fire in your apartment and we don't have a key, it might be necessary to damage your door to address it. Please have a key made and tagged with your name and apartment number and provide it to the doorman. These keys are kept in a secure place. Please also make sure that our super Catalin has your cellphone number so that he can contact you in case of a building emergency.

Bicycles in the Hallways

This notice must now serve as a final warning to those who park bicycles in the common hallways, even for short periods. Moving forward, we will remove them and lock them in the basement until the owner provides written assurance that this unsafe and potentially costly practice will not occur again. Bikes in the hallways are one issue that the NYC Department of Buildings and the NYFD will fine us for in their unannounced building visits. (The minimum fine for anything the FD does not like is \$1,500 per item.) By leaving bikes in the halls, you put us at risk for these fines and also potentially make it difficult for residents to leave the building in an emergency.

Regarding other items often left in hallways, umbrellas or shoes should be left right outside your door only during and just after a rainstorm. Storing them in a hall at all other times is prohibited. You should also bring and store packages in your apartment. Please also note that if you are buying items and then reselling and shipping them from your apartment using the services of our building staff, you must make the full details of this practice known to the board of directors and the superintendent.

Reallocation of Basement Spaces

We continue to plan for reallocation of some of the spaces in the basement to develop a fireproof room for e-bikes and e-scooters, a woman's locker room, and an ADA compliant toilet room, none of which we have at this time. We have found the needed space, done preliminary plans and completed first drafts of the engineering plans. We are currently working through complicated details to make the space function as required while at the same time complying with federal, state, city and union laws and regulations.