

## Welcome

**9C Catherine Geruson** – Catherine is a customer marketing manager at Mars, Inc.

**2G Meagan Mo** – Meagan is a facilities coordinator for Amex Global Business Travel.

**10G Nazlee Habibi** – Nazlee works for Amazon Web Services as a customer solutions manager.

**8E Tobias Gittes & Isabelle Jubinville** – Tobias and Isabelle join our vertical community from Montreal.

## Happy Forty

Our cooperative turns 40 years old on May 15. For many of us long timers, it is hard to imagine that that much time could possibly have flown by. Until we remember how much we have been through and learned. We went from knowing almost nothing about operating an antique building at time of conversion to being one of the better managed coops and most desirable buildings in Chelsea. The ruby is the official color and gift for a 40th anniversary. But even with our retail space finally full again, the budget won't cover rubies. How about a lively test of your memory? What were the top five music hits in 1985? (Hint: two are by the same hot pants wearing duo. Answers on page two.)

## New Retail Store

At long last, our new retail tenant has brightened our final retail area. The necessary NYS license approval was received and the store made its soft opening at the end of February even though some elements of the physical construction and graphics were not yet complete. The ownership and the employees all seem to be enthusiastic about the opening – getting there took about 15 months. This was a time consuming process for our board and the team that runs our building, and represents a major step forward in improving the financial future of our home. We wish them grand success.

## Food Waste: A Challenging New Requirement from NYC

As we have mentioned several times before, New York City is now mandating the composting of food waste in all five boroughs. We plan to implement several trial runs on a few floors in the building, likely starting with the 2nd and 3rd floors. Board member and co-treasurer Chris Ryan is working with Catalin and board president Ed Lewis to make sure the program is well thought through, provides value to the building, and is well designed. Many changes have occurred in the recycling requirements and we are working to develop signage that makes compliance clear. Much more to come on this issue.

## Conversion of Lighting: Another New NYC Requirement

Like many buildings, we thought that replacing incandescent or fluorescent bulbs with new modern LED bulbs was the road to success in meeting our NYC required conversion to LED. Not so. The law also requires that the fixtures be replaced. Why? The experts say that, while replacing the bulbs with LED is a step forward, changing the bulb alone does not capture all the saving in electric usage required under the law. Especially when replacing fluorescent with LED. The transformer that is required to illuminate fluorescent lights continues to use electricity even though an LED has been inserted. This issue is too complicated to fully review in this newsletter, but the Board is actively working to comply with this requirement. Board members Drew Warren and Ed Lewis are working with our LED lighting professionals along with our property manager Christine Ang and our building superintendent Catalin to pull all the pieces together.

## Lead Paint Removal or Encapsulation: Yet Another New Requirement

Long time residents will recall that we had a program to remove the lead paint from all the apartment doors in our building. It was laborious and expensive. Luckily, we don't have to live through that again, but we may have to remove it from the door frames. We are investigating a new product that the New York City Housing Authority has been using in their properties to "encapsulate" rather than remove remaining lead-based paint. This will help us avoid the loud and disruptive paint scraping and removal techniques. We will start our testing of this product in the basement.

## Click Pay

If you are having difficulty setting up click pay for online payment of your maintenance, please contact our superb property manager Christine Ang. She is an expert in navigating this excessively tricky program. You can call her at 212-813-3035 or email at [Christine.Ang@FSResidential.com](mailto:Christine.Ang@FSResidential.com) (Note: when it works it is highly efficient; when you are struggling, it is maddening.)

## Hits of 1985:

1. *Careless Whisper* by Wham
2. *Like a Virgin* by Madonna
3. *Wake Me up Before You Go, Go* by Wham
4. *I Want to Know What Love Is* by Foreigner
5. *I Feel for You* by Chaka Khan.

## Natural Gas Detectors

The city council has been busy this past year introducing plenty of new and unfunded edicts that we are required to do. Installation of new natural gas detectors is one of them. The city set the date of compliance for all five boroughs on the same day. As a result, the manufacturer of the devices cannot supply the millions of new detectors that are needed for New York City and for their clients in other states. Our 100 detectors are on back order. When they come in, Catalin will be contacting you about installation. Each installation should take no more than 15 minutes.

## Basement Space Reallocation Project

After being in NYC Department of Building Permit purgatory for almost six months, we finally have the needed permits in hand to renovate and reshape the space in our basement. We are still waiting on a few long lead items, but our renovation of basement area public and employee spaces will begin in the next month or so.

## NE Facade Work Progress

Work has finally recommenced on this important project. We had difficulties with the NYC DOB – plans were approved by our independent site safety manager but were then declined by a DOB field operation inspector who visited the project. He overruled the approvals of his own department and we had to go back to the drawing board. The extreme cold delayed us further. Barring any new surprises, the project should be complete within 4-6 weeks.