

336

C.P.W.

NEWSLETTER

May 1992

ANNUAL MEETING

The annual meeting of the shareholders of the 336 Tenants Corp. was held on April 30th at the Alexander Robertson School. A new Board of Directors was elected at that time. The new Board members and their positions are:

Toby Weinberger (7B) President
Irwin Hyman (14F) & Mark Gerstle (5E) Co-Treasurers
Candy Kugel (7G) Admissions
Ann Seltzer (15F) Political Action
John Hagmann (4B) Exterior of Building
Phyllis Sternau (3E) Quality of Life & Building Interior

At the meeting matters of great concern to the Board in the past year were presented by the President, Toby Weinberger. A detailed analysis of the 1991 Financial Statement was reviewed. The special assessment which was levied in 1992 was explained in careful detail. The new Board was directed to explore options for controlling costs more effectively. Among the options which will be examined are the possibility of automating the passenger elevators and installing water meters. (It should be noted that proposals to automate the elevators were turned down on at least two prior occasions.)

An extensive report on the impact of real estate tax increases (and the rise in the building's assessed valuation) was given by Jeff Golkin. Mr. Golkin files tax protest applications on behalf of the co-op corporation, and he summarized the results to date.

There was a report of the political action activities of Ann Seltzer and others who are closely monitoring the city agencies and political forces which effect our co-op. Letters are being written in regard to the real estate tax basis. Participating in organizations where citizen's concerns about urban issues are of primary interest are also an important role for our building to be engaged in.

It was reported that 8 apartments were sold in the past year with total sales exceeding \$3,000,000.

SUBLETTING

This is just a reminder that no subletting is permitted without

without Board approval. The subtenant is required to present financial information and be interviewed by the Admissions committee. The agreement between the tenant and subtenant must be reviewed at well. If you want further information call Candy Kugel.

SUMMERTIME CONSIDERATIONS

With the hot weather approaching, wide open windows and air conditioners make neighbors more vulnerable to noise. It is suggested that air conditioners be serviced at the beginning of the summer, they will work more effectively and probably last longer. Sounds in the courtyard do echo, so be considerate of your neighbors. Somehow we all live closer together in our vertical community in the summertime!

LEAKS

As everyone knows there has been an epidemic of leaks in the last few months. Serious problems have developed in the hot water lines and this situation is being addressed. Valves are key elements in controlling the flow of water. There are more than 400 small valves in this building some of which have succumbed to old age and to other troubles. Louie, the plumbers, and Kreisel are all trying to deal with these troubles as best they can. Remember to report any problems to Louie, Ellut, or your elevator operator, if no one else is available.

REPAIRS QUESTIONNAIRE

To help the Board evaluate and improve the promptness and quality of services by the building staff, we would appreciate your response to a questionnaire which will provide us with information regarding the problem and its correction. The questionnaire will be given to the tenant the week following work performed and should be returned to Phyllis Sternau in 3E as soon as convenient.

STAFF NEWS

Frank Zapata was in a serious accident on Wednesday May 20th. He was driving his truck and was hit by a police car which was speeding through an intersection. He back was injured and he has a whip lash neck injury, the truck was totalled. He will be out for an indefinite period.

The summer schedule has begun with Steven Rivera and Arnaldo Baron lending their services. The vacation schedule permits two men of the regular staff to be away at one time.

STAFF MEMBER OF THE MONTH - LOUIE CARRASQUILLO

Our most accommodating superintendent has been in charge of the staff and building operations since October 1987. His career as a building superintendent began in 1978 and this is the third building for which he has been responsible. He grew up in the Bronx. A devoted family man, he lives in the building with his wife Denise, and children Jason (who will be 15 in September) and Jasmin (age 9) and a splendid Yorkshire Terrier by the name of Daisy. Louie finds his work very stimulating. Keeping the machinery of a building this complex in operating order is

continually challenging. All the elements of his job interest him. . . carpentry, plumbing and electrical work are his metier.

NOTES

Dental floss should not be discarded into the toilets for it can stop the proper flow of waste. The floss creates a web which catches on the edges of the drainage pipe.

Two young street trees have been added to 94th Street by the side of the building. The city surprised us by this addition to beautifying our neighborhood!

Please send any news, want ads or suggestions for the next newsletter to the new Editor.

Phyllis Sternau, 3E

PLEASE COMPLETE THE TENANT INFORMATION FORM WHICH IS ATTACHED.

June 1992

TENANT INFORMATION

The following information is essential for the superintendent to have in case of an emergency requiring access to your apartment. Please complete and send to Louie or give to your elevator operator.

TENANT: _____

Apartment: _____

Home Telephone: _____

Office Telephone: _____

Weekend Telephone: _____

Tenant friends who have set of keys for your apartment:

Name: _____

Apartment: _____