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C.P.W.

NEWSLETTER

February 1996

ANNUAL SHAREHOLDER'S MEETING

The Annual Meeting has been tentatively set for April 25th at 8:00 PM at the Alexander Robertson School, 3 West 95th Street. A letter confirming this date will be sent soon. Important business will be discussed at this meeting which may affect all of the shareholders. All tenant shareholders have a responsibility to be represented at this annual meeting. Shareholders who are unable to attend the meeting are urged to return their proxy votes to a Board member or to Donal Bergin at Kreisel.

A new Board of Directors will be elected at the Annual Meeting. Tenant shareholders who are interested in running for the Board should send a short bio to Roy Meilman (7A). This bio will be distributed to all shareholders before the scheduled meeting.

LAUNDRY ROOM

Plans are underway for the laundry room to be extensively refurbished. There will be more washers and dryers, all new and with greater capacity. The cost will probably be \$1.00 per load. The operating system and payment will be by a card swipe device like the Metro cards. This is a system being used in many modern laundries and prevents the breakdowns so common in coin operated systems. The room itself will be completely

renovated with tile flooring, a paint job, a drop ceiling and recessed lighting, and improved ventilation. The machines will be rearranged to maximize efficiency and convenience. The laundry area will be closed for about two weeks, probably late in April. Proper notice will be given to the tenants beforehand. The renovation is being paid for by the company of the laundry franchise.

CABLE TELEVISION UPDATE

Time Warner provides cable service in our building currently. (The following item has been contributed by Michael Weinberger who organized the recent survey.)

Forty-three surveys were returned indicating that currently 83% of those responding purchase service from Time Warner. The average cost per home was \$30.50, with a range from \$15 - \$80 per month and a median cost of \$27 per month. The data for the number of converter boxes per apartment was 1 box = 18, 2 boxes = 13, 3 boxes = 4, and 4 boxes = 1.

Two options are available if a change of service is contemplated.

(1) Time Warner will offer a 25% discount on the primary set only. Service to additional sets is standard price.

(2) Liberty Cable offers a 45% discount (for comparable service with approximately 50 channels similar to Time Warner basic plus standard service). However the savings with the addition of more sets is complicated by the fact that a converter box is required if you want premium services or do not have a cable ready TV and renting their box is 70% more expensive than Time Warner (\$3 vs \$10).

Both companies require 100% participation of all units in the building. Therefore we would have to contract for service for all apartments reducing the overall savings to the building. In light of this fact and the anticipated changes in the cable industry with the new communications law the Board decided to postpone any further action on this issue for the immediate future.

BUILDING OPERATIONS PROBLEMS

The boiler wasn't producing enough pressure

because of a defective part in the oil metering pump. The oil metering pump is an essential piece of equipment required to control the temperature adjustment of the system. The replacement part had to come from California. Hence there was a weekend of lower building temperatures until the replacement part could be installed.

The elevator/control relay boards are wearing out for both passenger elevators. Temporary work has been done pending rebuilding of the necessary parts. Until the rebuilt parts can be installed, there may be more interruptions in passenger elevator service.

REMINDER TO TENANTS

Please do not smoke in the stairways of the building. Recently the staff has reported that cigarette butts have littered the stairways, both in the A/B line of the building and the back areas. If people are working in your apartment they should be supplied with ashtrays. Guests should also be directed to use ashtrays not the stairs!

TENANT NEWS

Estella Morini (8F) died recently. Our sympathy to members of her family.

LETTERS RECEIVED BY THE EDITOR

This is a new feature inviting tenants to express their opinions and concerns about issues of importance which they feel should be publicly addressed or any other information that they wish to present to our community of residents.

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Dear Friends and Neighbors,

Thank you more than I can express for the kindness, compassion and real help you gave to Ike during his recent illness and to me after his death. You have proved what I've always felt -- that 336 is a small town in which I'm fortunate to live. And a special word of appreciation to the staff -- Louie and all of you showed your deep concern, and were helpful in every way.

Thanks to all,
Judith Hyman (14F)

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Allan Goodridge (15E) wrote to us on February 9, 1996. He says: "It is disconcerting to learn decisions were made on an ad hoc basis by individual directors, none of whom, to my knowledge, have the necessary expertise in lobby renovation. That the Board is a 'microcosm of the building at large' seems to me altogether beside the point. . .The diminutive black leather chair and sofas are entirely inappropriate to the lobby space, and the planters (although attractive individually) do not quite fit. The resulting disjointed appearance is also not helped by those horrendous rubber mats which take the place of what should properly be area carpeting or rugs. . .I propose that the Board begin again from scratch . . .[it] should engage the services of an independent architect or designer, experienced in lobby decoration. . ."

OUR NEIGHBORHOOD

Did you know that Central Park is called one of the nation's top 14 birding areas. Of the 800 North American bird species, 275 have been seen in Central Park. The Park is on the path of the spring migration which can begin early in February. This information was to be found in a New York Times article of January 25, 1996.

Five species of owls have been sighted in the Park in the last few months. Other birds which have been spotted included red polls, bluebirds, snow buntings, northern shrikes, a red-headed woodpecker and many tufted titmice!

According to the Times there are about 100 dedicated people who come almost daily to view birds in the Park.

"The birders themselves are often as colorful as the birds. They cluster together, hungrily picking at tidbits of information. Unlike fishermen who tightly guard information about the best spots, birders share discoveries. They rush to the Central Park boathouse, their unofficial clubhouse, to record impressive sightings in a handwritten notebook, like a report on an owl's visit to a Korean grocer on West 79th Street. Then over cups of hot chocolate, they need little persuasion to tell the stories in detail."

MIMI'S MACARONI, 718 Amsterdam Avenue (at 95th Street) Phone 866-6311. Free delivery from 11:30 AM to 10:30 PM. This attractive small restaurant has a fine lunch and dinner menu, presenting very

good food at reasonable prices. Suggested by the Sternaus (3E).

Please send any news, want ads, letters, notices, or suggestions to the Editor, Phyllis Sternaus (3E).