

336

C.P.W.

NEWSLETTER

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May 1998

### ***Shareholders Attend Annual Meeting***

The first half of the meeting on April 7 was spent on brief reports from Board members about improvements that have been made to the building's appearance and management during the past year and to discussion of major work that remains to be done on the roof, on the boiler and heating system, and on the elevators. It was emphasized that these repairs are necessary to maintain and improve safety and comfort, to make performance more efficient, and, in the long run, to save running and repair costs. Over the next few months, the Board will be meeting with engineers and consultants to determine exactly what work needs to be performed and how much it will cost. The Board will then determine how to finance the work to the greatest advantage of shareholders.

Shareholders also had an opportunity to meet Michael McCarthy, the account executive representing our managing agent, Insignia. During the second half of the meeting all shareholders introduced themselves. Many made favorable comments about the building or offered useful suggestions, and the meeting ended with an air of neighborliness and conviviality.

The 1998-99 Board and officers remain the same as last year:

Amnon Bar-Tur	President	16B
Stephen Limpe,	Vice President	9B
Andrea Gerstle,	Secretary	5E
Thomas Sternau,	Treasurer	3E
Barbara L. Michaels,	Communications	6F
Ruth Nagourney,	Admissions	16E
Seth Weinstein,	Operations	7F

## **OUR WORK ORDER SYSTEM**

At the annual meeting, some shareholders asked to be reminded about the work order system that was begun last year. This is the way the Board explained it in a letter to shareholders in February 1997:

On the advice of 336's managing agent, we have decided to begin a work order system to document work which is done in the building. As you may know, such a cost containment program has become customary in New York cooperatives; we have lagged behind others in instituting it. The new system will reduce 336's expenses in two ways:

1. We will be able to keep better control of our building's inventory by making the staff accountable for where supplies and parts are used. Residents will receive a copy of the work order showing what has been done.
2. You, as a shareholder, will be charged for materials used in repairs to your apartment. That is not really bad news, because it also means that the costs of repairs to other apartments will no longer be passed on to you by way of increased building expenses and maintenance. (Supplies for any plumbing work which is outside the wall--i.e. inside your apartment--will be charged to you. All plumbing work inside the wall remains the responsibility of 336 Tenants Corp.)

As far as the cost of parts is concerned, you will be charged exactly what the building paid for the part. And we will endeavor to keep the cost of parts down. Let us also emphasize that there is never a charge for the staff's labor.

### **Reminders:**

If you're planning to have painters or contractors work in your apartment, please **be sure** that they are aware of the long standing building policy that workmen are allowed to work in apartments weekdays only, **Monday through Friday, 8 a.m. to 5 p.m.** It is also important that contractors and painters cooperate with the superintendent to keep the public hallways clean and dust free. If you expect movers, painters, or contractors, please let our superintendent, Harold Ochoa, know in advance.

*Please keep the halls and stairs clear, to comply with New York Fire Department regulations and our own house rules. Our House Rules say that "The public halls and stairways of the building shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the building, and the fire towers shall not be obstructed in any way."*

*Have you labeled your bicycles in the bicycle rooms????*

#### **WELCOME MAT**

A new dark gray cocoa mat has been installed at the front of the lobby. It is a natural looking synthetic which should wear much longer than the real thing.

#### **PROGRESS REPORT:**

Window frames and guards on the ground floor of the 94th Street façade have been repainted and the sign on the 94th Street service gate has been replaced, creating a neater look.

The painting of the stairwell between the C and F apartments has been progressing well. Walls and floors should be complete by the time this newsletter appears. Doors will be painted in cooperation with residents, who will be asked to open the doors briefly so the entire door can be painted.

#### **NOTICES**

Can anyone recommend a reliable T.V. repairman?  
Please contact Arthur Michaels, 6F.

#### **IN THE NEIGHBORHOOD**

Schneider Framing Ltd., which for years was located on Columbus Avenue between 87 and 88 Street has moved to 673 Amsterdam Avenue, between 92 and 93 Street. The store no longer carries art supplies but has a large selection of frames and does archival framing and mounting.

*Please send notices, building news, letters, articles or other items for publications in the Newsletter to the Editor, Barbara L. Michaels 6F*

