

Fire Safety Seminar

On Wednesday June 9, Orsid Management arranged an hour-long Fire Safety Seminar by the NYCFD for 336 residents. A number of informative handouts were distributed to attendees and can be downloaded from the building web site.

Prevention and planning is the key to protecting your family and neighbors. Use this checklist as a guide to identify possible fire safety problems in your apartment. If you check NO to any question the potential hazard should be corrected to reduce your risk and increase your preparedness for fire. Immediately correct problems or hazards that are within your control or responsibility. Notify Sergio of any others that are not.

YES NO

- 1. Do you have at least one operable smoke alarm?
- 2. Do you have at least one operable carbon monoxide alarm?
- 3. Are all electrical cords in good condition? (not frayed or cracked)
- 4. Are all electrical cords in the open, not run under rugs or through doorways?
- 5. Is your apartment free from storage of flammable products such as gas or propane?
- 6. Are space heaters placed at least three feet from combustibles?
- 7. Are space heaters plugged directly into wall sockets and not into extension cords?
- 8. Is your apartment door fireproof and self-closing?
- 9. If you have a security gate, is it FDNY approved?
- 10. Can many windows be opened easily from the inside?
- 11. Are stairway fire doors fireproof and self-closing?
- 12. Are stairway fire doors kept closed?
- 13. Are exit lights in the stairway in good working order?
- 14. Do you have operable flashlights handy?
- 15. Do you have a fire escape plan?

Additional Fire safety information is available at:
www.nyc.gov/html/fdny/html/safety/firesafety.shtml



PRESIDENT'S POTPOURRI

Dear 336 CPW Friends and Neighbors,

We have just passed the summer solstice (7:28 AM EDT June 21) and are looking forward to celebrating the 4th of July summer inaugural weekend. Our Central Park front yard has exploded with what seems an even richer greenery than in years past, although that is likely a trick of my memory. With one exception, to which I will return, the state of the building is excellent.

Once again I urge everyone to get Sergio to give them a tour of the basement. The clean-up and painting work which he and the staff have completed is nothing short of extraordinary. The boiler room and what used to be the "coal storage room" - the location of the new oil tank have the look of the best-maintained engine room on the newest ship in the Navy.

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AROUND THE BUILDING...

Best wishes to **Sergio and Claudia Ochoa**, who celebrated their **30th Wedding Anniversary** on June 5, 2010.

Congratulations to **Sarah Weinberger (6B)** who recently graduated from Duke University with a B.A. degree in Art History.

Anyone interested in a **Baby Grand Piano** in need of tuning and a bit of TLC please contact Sergio.

336 APARTMENTS FOR SALE

2C—2 BR listed by Corcoran

5F—Classic 6 listed by Fox Residential

STAFF PROFILE

Lorenzo "Chip" Scott, Jr

A Chip off the Old Block



May 2010 was a celebratory month for 336 staff member, Chip Scott. May 11th was Chip's birthday; it also marked Chip's 22nd anniversary working at 336 CPW! And on May 27, Chip and his wife, Tonya (whose birthday was May 12), celebrated their 10th wedding anniversary.

Born "Lorenzo" in Springfield, Massachusetts, he's been known as "Chip" since the day he was born, when a nurse in the maternity ward said he looked like a "chip off the old block." His father was Lorenzo "Scottie" Scott, a beloved 336 CPW staff member for 36 years until his retirement in 2003, and who is remembered so fondly by many building residents. Chip can't quite figure out what led his grandmother to name his dad "Lorenzo"—was she perhaps reading some Italian novel when she was expecting him?—and finds it amusing to think that neither he nor his dad ever liked using their given name.

Chip started at 336 CPW in May 1988, with jobs throughout the building—manning the front door, operating the front and back elevators, and portering. He knows this building inside and out, and is familiar to all of the residents in his current capacity as full-time front and back elevator operator.

Continued inside

Despite the strains of a difficult economy, the stress of continuing price pressure and the on-going struggle with repairs large and small, our financial operations are running on a break-even pace, albeit with the benefit of a bit more than \$100,000 in transfer fees for the year. In that category, it is reasonable to anticipate we may have another similar amount of that unbudgeted revenue by year end. Our total cash on hand continues to hold at levels comparable to what we had last year. This is in spite of the repairs and maintenance work we have had to do in the past year or so. It also means that we are generally maintaining the reserves created when we refinanced the building three years ago.

There are three apartments for sale in the building (one is apparently close to contract), and another one has been taken off the market for the time being. It would appear the market in the building is reasonably healthy, if not completely robust.

The staff appears to be maintaining good discipline and excellent morale. Elias Ruiz has left us to move to Florida and follow a personal dream of more school and a different avocation. We wish him well. We expect to see some new faces through the summer as vacations occasion new temporary members. Sergio appears to have the schedule under control.

As our recent notice to the building indicated, we have called a special informational meeting of shareholders for July 14 (Bastille Day for history buffs). We feel it is necessary to share a progress report with everyone concerning the warranty work that is being performed to fix defects in the Local Law 11 work done from 2005 to 2007. The news is not entirely good in that we have discovered additional work that was not done - and most assuredly should have been - and which we cannot in good conscience do anything but complete this time. The incremental financial exposure for the building is considerable - as we will explain - although we are financially in a position to handle the incremental risk to which we are exposed. Please join us on the evening of July 14 for a full discussion.

I hope all enjoy the summer, the weather and especially a vacation break somewhere before the Labor Day weekend is too quickly upon us (and certainly before we get to the autumnal equinox).

Very best regards,

Mike Schell

SAVE THE DATE!

Façade Repair Work Informational Meeting

July 14th at 7:00 pm

Alexander Robertson School at 3 West 95th St.

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Lorenzo "Chip" Scott, Jr (CONT'D)

When he's not working, Chip spends a lot of time with his family which is so wonderfully big, he says, that "the family events are endless." For quieter down-time, Chip loves dinner out with Tonya (during which he's likely to eat his favorite meal of salmon; he doesn't eat pork or beef), and catching a play—the most recent one they saw was the revival of August Wilson's "Fences," which Chip gives a two-thumbs-up. He mountain bikes and loves the cold weather, often heading north to his native Massachusetts in the winter. Because Chip's family lived so near to Yankee Stadium when they moved from Massachusetts to New York, Chip grew up a Yankees fan rather than a Red Sox fan. Basketball, however, is Chip's #1 sport and he prefers to follow players than teams; his favorite sportsmen right now are Kobe Bryant, Derek Jeter, Ken Griffey, Jr, and Randy Moss. And his all-time favorite "block everything else out" activity? Playing the videogame, John Madden Football.

Chip and his wife, Tonya, met in High School. Tonya is a retired detective and currently works in the New York State Medicaid Fraud Control unit. They have two children—a daughter, Bria, 15, and a son, Latwan, 26, a rapper who goes by the tag "Twan the Dude" and whose new single is coming

out on iTunes. The family doesn't have any pets—"Tonya wants a dog," Chip admits, "but the problem is about who will walk it..." Chip and Tonya got married on the beach in Jamaica. For their 10th wedding anniversary, they renewed their vows in NYC among many friends and their large extended family. And for sure, there was dancing! Chip loves going to dance clubs with Tonya and their friends - in fact, he'd much rather attend a dance party than any other kind. And then, over vacation, Chip hopes to continue the festivities on his favorite island—Dutch Saint Maarten, where he can enjoy his favorite drink, Pure White Hennessy liquor, which is only available in Europe and the Caribbean.

Chip can't think of working anywhere other than 336 CPW and he says, "I want to thank everyone for their love and support when my dad passed away [in 2008]. That meant a lot to me."

Let's join together in saluting Chip (and if anyone can find a bottle of Pure White Hennessy, please let him know!) and extend to him heartiest congratulations on his birthday, his wedding anniversary, his building anniversary, and here's wishing him many more!

SPECIAL REPORT

A Message to the 93/94th Street Preservation Alliance

Dear Preservation Alliance Members,

To bring you up to date as best I can, it seems almost certain at this point that we will not be starting any of our planned rear-yard construction this summer. We simply have not been able to get the necessary permits in time to order construction materials, etc. We will probably be doing a few days of sample probes for future construction of the future covered area, but nothing much more than typical housekeeping—painting and minor repairs, etc. to the rears of the brownstones.

We are, however, beginning work on 30 W. 94th, almost entirely indoors. The demolition has begun, but as soon as that is completed all further work, save painting and repair of the facade and some yard work, will be carried out indoors—and should present no significant noise or construction issues. And lastly, we have cancelled the summer program that usually takes place for 6 weeks in the rear of the brownstones. All in all, it should be a relatively quiet summer.

If you have any questions or concerns, simply e-mail me or call at 212-749-6200 ext. 201.

Sincerely,

Richard Soghoian, *Columbia Grammar Headmaster*