

## Fireplace Safety

Every year there are 14,000 fireplace fires that become out of control and end up catching houses and apartment buildings on fire. Here are some relatively easy ways to ensure your safety.

- Make sure your flue is cleaned annually or biannually based on use. Creosote buildup in chimneys is the leading cause of apartment and house fires from fireplaces.
- Make sure the flue is open before you light a fire. Otherwise, smoke will fill your house and create a dangerous situation.
- Always use the metal mesh screen when you light a fire. Sparks can fly out and ignite you or your furniture otherwise.
- Keep at least 2 fire extinguishers in your apartment. Make sure they are fully-charged and place them in the kitchen and near an exit, in an easy-to-grab spot.
- Do Not use your fireplace for cooking
- Make sure your fire is completely out before going to bed.
- Do not remove hot ashes from your fireplace and place them in the garbage or use a vacuum cleaner to clean your fireplace.

## HOLIDAY PARTY PICS | DECEMBER 15, 2011



### PRESIDENT'S POTPOURRI

Dear 336 CPW Friends and Neighbors,

Welcome 2012. Welcome - at long last - to a "new" building. I say "new" because 2011 saw the completion of many long-running, difficult and often vexing projects. Projects which - along with the advent of 2012 - have brought us a new start at 336.

We have completed the Local Law 11 remedial work. We believe we have fixed all the leaks that so rudely interrupted and extended that work back in the spring of 2010. We have completed a host of structural and housekeeping projects in the basement which now has the look of a first-rate, superbly well-run Navy ship's engine room. We have completed a host of projects around the building attending to various long-standing, persistent maintenance needs that couldn't seem to get anyone's attention. Finally, the building's Seventh Cycle Report for the Façade Inspection and Safety Program under Local Law 11 has been submitted by Walter Melvin. It requires no work in 2012, but it does require some modest work in 2013. The Eighth Cycle Report is due in 2017.

There are significant financial numbers that underpin this progress. In 2011 we spent \$386,000 on major capital improvements. As part of the operating budget we also spent \$146,000 on repairs and maintenance, of which \$129,000 was budgeted and \$17,000 was funded outside the operating budget. Virtually all the funding for these repairs and capital improvements came from apartment transfer "flip" taxes (\$144,000) and the litigation damage recovery from Lawless & Mangione (\$232,500). Our overall bottom line cash flow result for the year 2011 was a relatively modest outflow of \$25,000 - a very sound conclusion after considering everything we did in 2011. Moreover, after all this activity and all this funding, at year-end our cash reserves stood at the half million dollar level. This is in addition to our \$1.5 million line of credit availability at no cost and with a current rate that is miniscule (less than 1%). I think we can say - as we find some nearby piece of wood to knock - that the physical state of the building and the financial state of our co-op are both strong and healthy.

*Continued on next page*

### AROUND THE BUILDING...

#### SAVE THE DATE! Annual Shareholders Meeting

Monday, May 7  
at 7:00 pm

**Alexander Robertson School**  
at 95th St. & CPW

Congratulations to **Elizabeth Bailey, 8B**, whose book *"The Patient's Checklist: 10 Simple Hospital Checklists to Keep you Safe, Sane & Organized"* was recently published and is receiving glowing reviews. *The New York Times* called Elizabeth's book "a godsend for concerned friends and relatives trying to rein in the chaos." The book synthesizes useful information into straightforward checklists is the perfect antidote for the often confusing, chaotic, and overwhelming patient experience.

### 336 Connect

Been to great new restaurant?  
Looking for a tennis partner?  
Need a babysitter?

Go to [336cpw.org/connect](http://336cpw.org/connect) to post and browse listings on a variety of topics.



The market for apartments in the building remains healthy if not especially robust. The index of that - Kathy and I are especially sad to observe - is the recent move to contract by John and Lee Hagmann on their long, long-time residence in Apartment 4-B, our closest neighbors. John and Lee have lived here for over 40 years. They have been the only vestibule-sharing neighbors we have known on Four for the 27 years we have lived here. To paraphrase Robert Frost - "Good elevator lobbies make good neighbors." John and Lee have been the best. We will miss them, as we know will their many other friends here at 336.

The board and management are in the earliest stages of an investigation - jointly in combination with some of our neighboring buildings on Central Park West - of a possible conversion to natural gas as the principal fuel used to heat the building. There is likely to be a significant capital expenditure needed to accomplish the conversion - precise size presently unknown but not unlimited - and there is also likely to be a substantial reduction in the annual cost of fuel after conversion that could yield a full payback in 2-3 years or less. In 2011 we spent just under \$200,000 for #6 heating oil, which gives you a sense of the magnitude of the numbers involved. Incidentally, one way or the other, the City is moving to eliminate the use of #6 fuel altogether, so one way or the other, by 2015 we will need to make a conversion to #2 or #4 fuel. We will, of course, keep you informed.

During 2011, we completed the process of renegotiating terms of occupancy and re-letting the storage/utility spaces on the first floor at the back of the building. We have now brought 4 of the 5 spaces up to market rates of rent and standardized the terms of occupancy for those rooms. One room (#3) is presently vacant and is available for license by any building resident who could use additional office or storage space. The building is willing to make basic improvements and other accommodations to encourage interest in the space. If you think you might be interested, please see Sergio Ochoa for a viewing.

I hope you will all mark your calendars and plan to attend the 2012 Annual Meeting of Shareholders of 336 Tenants Corp. It is scheduled for 7 PM on the evening of Monday, May 7, 2012. We have scheduled it once again for the Alexander Robertson School, 3 West 95th Street, just a block away. We look forward to seeing you there.

With very best regards and best wishes for bright and healthy Spring.

**Mike Schell**

### 336 CPW BOARD

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## Re-fashionNYC Bin at 336

A **Re-fashionNYC** storage bin has been placed in the basement to collect gently used clothing from 336 tenants. Re-fashionNYC is a partnership between the City of New York and Housing Works to make clothing donation as easy as possible through convenient in-building drop-off service.

The organization encourages donations of any clean fabric or material, including clothing, towels, linens, curtains, or clean rags; as well as shoes and accessories such as belts and handbags.

**Tax receipts are available.** People who drop donations in the bin that are valued at less than \$250 can use the tax receipt forms supplied with the bin itself. Donations over \$250 must be brought to a Housing Works Thrift Shop location.



### What happens to clothes and other items deposited into the re-fashionNYC donation bins?

Your donations will be picked up and transported to Housing Works' warehouse in Queens for sorting. Some donations will be sold in Housing Works' shops throughout NYC or at one of their regular "all-you-can-stuff" warehouse sales. Some leftovers from these sales will be shipped to another nonprofit thrift shop in Haiti, while others will be made available to different nonprofit thrift shops for sale in their stores. The rest will be sold to a used textile merchant for recycling or export to overseas markets. In all cases, the profits generated from the sale of your donations will benefit low-income and homeless New Yorkers living with and affected by HIV/AIDS.

### STAFF PROFILE

## John Ivezaj



Family is important to John. The bigger the better. His mother was one of eleven (ten girls, one boy) and his father was one of twelve (six girls, six boys). John grew up in the Pelham Bay area of the NE Bronx and is the oldest of four boys. He has a big family, indeed, and it recently got a little bit bigger with the arrival of a little girl (John's parents' first grandchild) who turns one in March and with whom John is totally smitten. John loves being an uncle to his criminal investigator brother's daughter and feels blessed this little girl has joined the family to off-set all the boys--which is never more apparent than around his mother's dinner table, which is where you'll find John and his brothers every Sunday.

John lives in close proximity to all the members of his family.

Being a born and bred New Yorker, it's no wonder John is an avid Giants fan and Yankees fan. Sports are nearly as important to John as his family and he recognizes sports teams are very much like families. A football player in High School, John had secured a university football scholarship before he broke his shoulder in a Governor's Bowl match, which set him on a new course. He attended John Jay College of Criminal Justice, graduating at the top of his class, but he didn't give up his passion for sports. During the spring, he coaches Little League baseball for boys aged 8-12 in the Bronx--the same Little League program he and his brothers attended as kids. In the summer, John plays on a local softball team (along with Dennis Ubiles and some other folks familiar to 336) and he coaches softball for girls aged 8-12, noting that many of the girls are stronger players than the boys "because the girls try harder." Two nights a week through the fall and winter, John plays basketball on a John Jay alumnae league.

In March, John will have been working as a doorman at 336 CPW for five years. He's very proud of his work in our building. "It's great to be part of this family. I always want to do my best for my family."