

Orlando Arriaga (CONT'D)

after a long illness and he recalls how their family got so big, their reunions couldn't fit in her house after a while. She was as proud as he is of having such a big family--Orlando is quick to say his best friend is his older brother.

Orlando is originally from Puerto Rico, where some of his family still lives. While in junior high school, Orlando was a competitive swimmer, a boxer, and a cyclist. He nearly lost a leg after a severe car accident caused by a drunk driver when Orlando was 18. His leg was saved but it took him two years to recover, with his mother's support and care.

Orlando moved to New York in 1968 and has been married to his wife, Emma, an elementary school worker, for twenty-one years. When they're not chasing after daughters and grandchildren, their favorite hobby is staying home and relaxing. He's still a swimmer and is proud to say several of his daughters have been inspired to take up swimming. He also enjoys watching boxing and couldn't get enough of the Olympic Boxing matches in London last month.

NEW TENANTS

Trish and Todd O'Donald



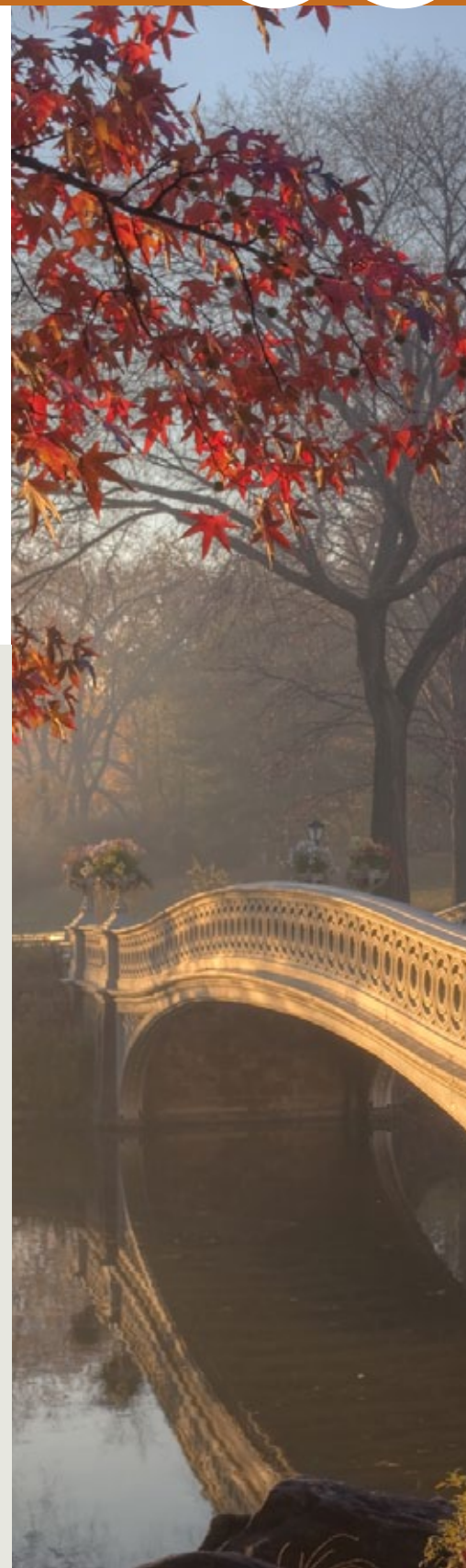
336 CPW is pleased to welcome **Trish and Todd O'Donald**, who moved into 14A in March. They have two children, Tyler, age 6, who is starting Kindergarten next door at Columbia Grammar and Jack, age 4, who is starting Nursery School at Mandell.

Todd, originally from Miami, FL, is in digital media where he runs an ecommerce business called DermApproved and a sustainability resource called ecomii.com.

Trish is from McLean, VA, and is a portfolio manager at Kingdon Capital, and is on the board of Lawyers for Children, an advocacy group for children in foster care.

The O'Donalds enjoy spending weekends in Sag Harbor where their kids have spent the summer refining their swimming and gardening skills.

Todd adds, "We are still settling into our apartment but already feel at home. Everyone at 336 has been so welcoming and Sergio and his team have been great. We are looking forward to meeting you if we have not already."



PRESIDENT'S POTPOURRI

Dear 336 CPW Friends and Neighbors,

Long time, no talk. It has been a long, hot, relatively dry, sunny summer. I hope everyone has made some hay, while at the same time managing to log some R&R wherever it is you do that - whether it is Central Park or Fire Island or Shelter Island or Jones Beach or the Hamptons or Cape Cod or Nantucket or Martha's Vineyard or Columbia County or the Berkshires or Fairfield County. Meantime, we are getting back in the swing of things here at 336 CPW.

The biggest news around the building is our focus on environmental issues, energy efficiency, energy cost containment and compliance with New York City fuel regulations. As we announced at the Annual Meeting in May, the Board has been studying a variety of opportunities for saving cost and saving energy in our regular operations. We have already acted on a number of them, such as installing automatic switches on most of the common area lighting fixtures.

The volatility of today's energy market, increasing environmental and regulatory pressures from a variety of sources - particularly New York City - and the availability of energy incentives have offered us opportunities to implement cost effective energy measures to reduce our overall energy consumption, improve our environmental impact profile and our carbon footprint and reduce our cost. Today there is a large cost differential between natural gas and fuel oil. We are also under a mandate from New York City to cease using #6 fuel oil no later than January 2015. From a regulatory point of view, we could simply convert to #4 or #2 oil. We believe, however, the cost benefit of going directly to gas, even considering the additional capital investment required, militates strongly in favor of a conversion to gas - now. We also believe the opportunity to have ConEdison underwrite the capital cost of extending service to the building - which they are willing to do for a cluster of buildings with the same, immediate schedule - is one that should not be missed. The capital cost of doing this alone at a later time - which would presumably fall on us - could be prohibitive.

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STAFF PROFILE

Orlando Arriaga

Orlando Arriaga has been a handyman at 336 for the past five years and is used to taking care of big families. One of nine children (six boys and three girls), Orlando has seven daughters, ranging in age from 17 to 38. He loves having a big family--it's all he's ever known, and he's thrilled to have fifteen grandchildren. Last year, the family welcomed his first great-granddaughter into the fold and now, with two female dogs at home, too, Orlando jokes, "I can't get away from girls!" . He's quick to report however, that among the grandchildren, eight are boys. Orlando and his siblings lost their mother this year



Continued inside

Our building is one of a cluster of buildings on Central Park West that is working with ConEdison to achieve a conversion to gas in the most cost and capital efficient manner possible. We have received the ConEdison checklist of steps necessary to achieve commencement of gas service to our building in 2013. We have retained an engineer/project manager who has experience with projects of this kind and whose engineer has had experience with our building. We are in the process of developing plans and specifications and bid documents which will form the basis for an RFP that we expect to distribute by mid to late September.

This is a major project for us. It is also a major opportunity for improving our heating and hot water plant as well as our environmental impact. We anticipate that it should significantly reduce our annual fuel costs, although we recognize gas is also a commodity that is subject to volatility similar to what we have experienced with oil. All things considered, however, the Board has concluded this is a good time to undertake this project.

I suspect the first question this provokes in your minds is "How much?" And the second question is "How will we pay for it?" And the third might be "Will there be an assessment?" At the moment, we do not have reliable, definitive answers to any of those questions. I can say one major, potentially six figure contingency - whether we would need to line the chimney - appears to have been resolved in our favor. Beyond that, at present, the best we can say is this. We believe we can manage this project without the necessity for an assessment. We believe our reserves should be adequate to cover the capital investment required, while at the same time leaving prudent reserves for future contingencies. We believe the fuel cost savings realized should achieve full payback on the capital cost in a reasonable period, which we hope would not exceed four years. We will, of course, keep you apprised of significant developments as they unfold.

So, what else is new? I have heard mixed reactions to Columbia Grammar's traffic management efforts in the morning and afternoon as school opens and closes. Some think there has been some improvement. Another observer, however, feels it is worse this year than ever. We are continuing to discuss this with Columbia Grammar's leadership, but will also attempt to develop an off-line direct dialogue with parent representatives in an effort to impress them with the importance of getting parents committed to a good-neighbor policy.

You may also have noticed that the building staff - under Sergio's leadership - has finished a complete new paint job in the lobby. They have also completely repaired, rebuilt and re-installed the door for the 94th Street building exit. Thanks to all the guys for that.

We are looking forward to a beautiful and colorful New York City autumn at 336 CPW.

With best regards.

Mike Schell

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Clothes Dryer Fires and How to Prevent Them

As if you did not have enough home maintenance to contend with, now there is cleaning the dryer duct. Cleaning the dryer duct, though, is an extremely important measure to take for lowering the risk of a dryer fire and for saving energy.

Findings:

- Clothes dryer fires account for about 15,600 structure fires, 15 deaths, and 400 injuries annually.
- "Failure to clean" is the leading factor contributing to clothes dryer fires in residential buildings.

A clothes dryer works by forcing hot air through a drum. Lint is created from the clothes as the water is removed and the clothes dry. While much of the lint is trapped by the dryer's filter tray, lint also is carried through the venting system. Lint in the dryer and in the dryer vent, reduces the airflow and creates a highly flammable fuel source. A compromised vent will not exhaust properly to the outside. Overheating may result.

Not unexpectedly, the leading factor contributing to ignition for dryer fires is operation deficiencies is failure to clean." A clothes dryer that has to work harder to evacuate lint can trigger enough heat to cause some dryer components to malfunction and can sometimes produce sparks or even flames.

If you notice heavy clothes taking a long time to dry, or clothes feel hotter than usual at the end of the cycle, then a clogged dryer vent exhaust is likely the problem.

Normal use/maintenance

Clean the lint tray after every use. From time to time you should take the lint tray out and use a vacuum attachment to suction out the lint that is hidden beneath the lint trap. Never allow the dryer to run when you are not home, and especially do not allow it to run while you are asleep.

Consider Replacing Foil, Flex or Plastic Duct Vents with a Rigid Metal Pipe

Use metal dryer ducts to help prevent dryer fires. Flexible dryer ducts are the most problematic because they can sag and let lint build up at low points. Ridges can also trap lint. Metal ducts are far safer because they don't sag, so lint is less likely to build up. In addition, if a fire does start, a metal duct is more likely to contain it. The 336 Alteration Agreement

was revised 3 years ago to require rigid metal ductwork for venting dryers, however, many earlier renovations have extensive use of flexible (accordion looking) ductwork.

Schedule an Annual Cleaning of Ductwork

No matter which kind of duct you have, you should clean it regularly. This not only will reduce the risk of a fire, but your clothes will dry faster and your dryer will use less energy.

Do-it-yourself option: Use a Dryer Vent Cleaning Kit

Dryer vent cleaning kits typically include a specially designed dryer brush and a flexible rod you can extend to reach the interior length of the vent. Look for them at hardware stores. The dryer cleaning process involves detaching the duct vent from the dryer and brushing the interior to remove lint. Unplug the dryer and follow kit instructions carefully. Clear the interior and both ends, and check exhaust vents. Vacuum hard to reach areas. Pay special attention to the inside of the opening on the back of the dryer. Once the work is complete, make sure all connections are secure. Keep areas surrounding the dryer clean and clear on an ongoing basis.

Professional Option: Have Your Clothes Dryer and Vents Professionally Cleaned

There are experts who specialize in dryer vent cleaning. Experts will use approved materials and special tools and vacuums to thoroughly remove trapped lint everywhere it lodges. This includes lint that is not caught by the filter and can accumulate inside the dryer chassis, drum and other areas.

If You Have a Gas Dryer, Schedule an Annual Professional Inspection.

