

# 336CPW

# news



## NEIGHBORHOOD HOLIDAY HAUNTS

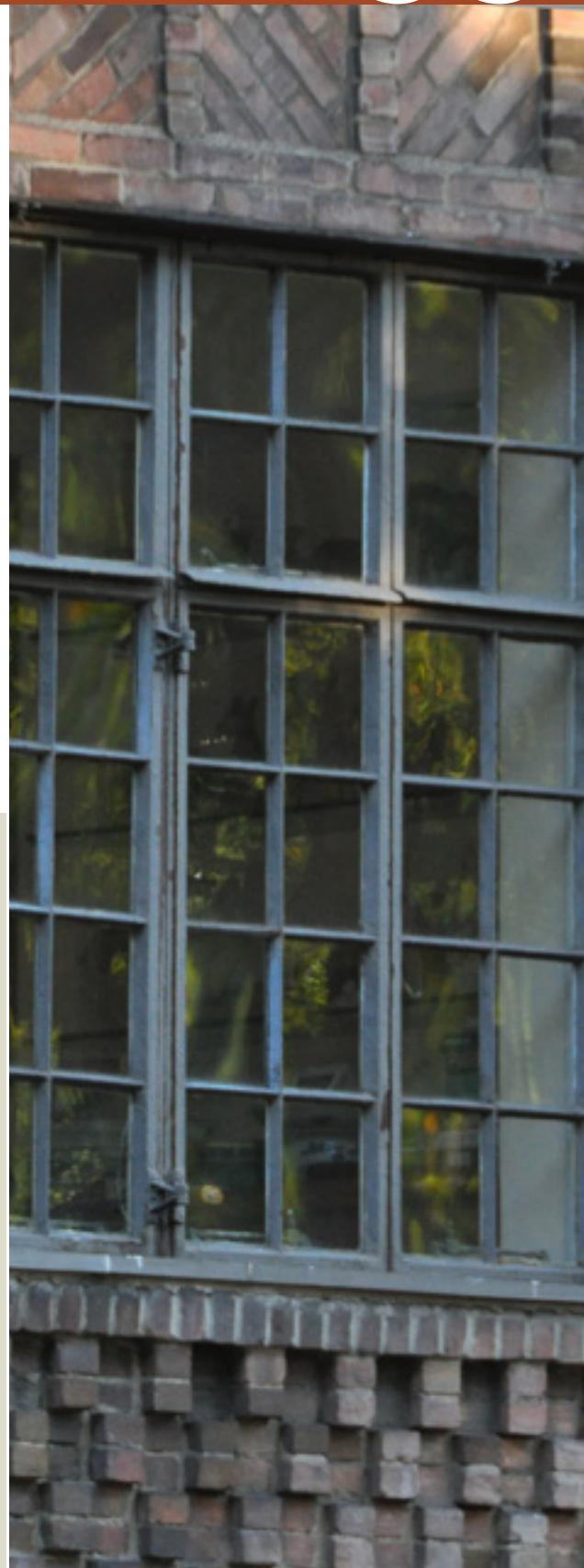
'Tis the season. The city got its first real snowfall, the annual 336 CPW holiday party is upon us and the festive spirit can be felt throughout the neighborhood. Old favorites mixed with new spots make the West 90's a worthwhile stop for holiday gifts and some cheer - and a great way to support small local business

Last minutes gifts for Her, try ShiShi (Broadway between 91st & 92nd) A great find for trendy gifts at hard to beat prices, this small boutique run by a friendly and helpful owner offers an eclectic mix

Stock up on fresh produce and local goods for your holiday gathering at the 97th St Greenmarket (between Columbus and Amsterdam). Open Friday's 8a - 2p.

Despite the dropping temps, several new yogurt and ice cream spots are popping up all along Broadway in the 90's - Pinkberry, Yogurtland, Frozen Peaks, and 16 Handles

Need a break from shopping, stop by one of these cozy spots for small bites and a glass or two: Cibo E Vino (just opened 89th & Broadway) and Bucea 95 Tapas and Wine Bar (95th off Broadway)



## PRESIDENT'S POTPOURRI

Dear 336 CPW Friends and Neighbors,

Autumn and incipient winter have seemed to pass relatively quietly while the building continues its steady progress toward financial, structural and community strength. We have new neighbors - interesting folks with interesting stories. James and Frances Graff moved into 2D this summer, subletting from David and Jodi Bulhack. Dr. Silvio Podda and his wife Ms. Marie Heubach became shareholders and residents this summer after they acquired Curt and Amy Middleton's apartment - 14B. Seth and Liz Hilton Segel have purchased Bob Kissane's duplex (9E/10E) and plan to move in as soon as they complete renovations. I hope you will hear more about these folks in this or later editions. For myself, however, I want to say first we welcome all of them to the building and we are pleased to have new, young, personable and professionally accomplished neighbors joining our community.

On the financial front, we have stayed on operational budget now for the first 11 months of the year and should do so for the entire year. All hands have done a first-rate job of staying on our capital and maintenance budgets. The strength of 336 in the real estate market - a key metric for our overall managerial performance - has been encouraging throughout 2013. All in all, this has been a very good year from a cash flow point of view. As a consequence, we are able to keep the maintenance charges for 2014 at the same level as in 2013.

The oil-to-gas infrastructure conversion is nearly complete. In briefest summary, here is the current status of that work. Our supervisory consultant at EN-Power Group has inspected all work performed to date and found it in full compliance. The remaining steps to completion are: (1) installation of two regulators at the point where the gas enters the building; (2) installation of a venting apparatus along the basement ceiling out to the northeast corner of the building at the sidewalk level; (3) final connection of the gas line to the burners; (4) miscellaneous painting; and (5) a firestop wall for the regulator room. There is also a DOB inspection that must be completed before the gas can be turned on, and I believe we will need to have a gas meter installed, again sometime before the gas is turned on. I can only say I hope all this can be accomplished before the end of the year. We would hope to be able to begin incorporating anticipated cost savings into operations in January - or latest in February. But the really good news is that we should be seeing pay back of our capital investment in the conversion over the next three or four years, to say nothing of the cleaner and more efficient energy consumption we will be experiencing.

With Curt Middleton's departure we needed to find new stewards for the website ([www.336cpw.org](http://www.336cpw.org)) and the Newsletter, which we have done. Martin Propper has taken ownership of the website and is also helping out on the technical side with production of the Newsletter. Da-

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vid Bulhack and Karen Davidowitz have taken ownership of the content responsibilities regarding both the website and the Newsletter, and we trust we will be seeing new material on a regular basis. We also hope Emma Dryden will continue her superb contributions to the Newsletter. I should also note that because of his business and expertise, Curt had the resources to keep the website in house at his company. This meant Martin had to completely reconstruct and reposition the website when he took over for Curt. Great job and many thanks, Martin.

As we anticipated at the annual meeting, Curt Middleton has moved to Pelham and resigned from the Board. The board has elected David Bulhack (Apt. 2-C) to succeed Curt. David joined the 336 community in 2011. He and his wife Jodi and their newborn son, Jake, moved into 336 CPW in July of that year. David is an entrepreneur who leveraged two decades in TV media sales and distribution and a long run as head of IMG Media Distribution into his own private company start-up called Big Fish Entertainment. Big Fish focuses on the development and TV distribution of a wide range of entertainment properties. David is also a partner in Unconventional Partners, a new media and branded content firm affiliated with Young & Rubicam. That partnership has developed and currently produces OK! TV, OK Magazine's new entertainment show (airs on New York's WLNY 10/55). David's number one leisure activity is quality time with Jodi and Jake, but he still finds pockets of opportunity to compete on the FLW bass fishing tournament circuit, and every now and then fishing leisurely on Candlewood Lake in Connecticut. David says Candlewood Lake is one of his favorite spots for relaxation. David is also a passionate basketball player, having competed in multiple NYC leagues for more than 20 years. He says those NYC playground leagues have engendered many long standing personal friendships, as well as a number of business relationships.

The staff continues its faithful and dedicated service, even as we have seen some turnover and some new faces. Sergio is doing a great job of working new folks into the rotation while keeping the strong contributions of the veteran talent leading by example. I should note we missed Leroy Parson while he was on disability during the fall, and we are very happy to see him back on duty in his regular slots. We sorely missed his smiling, friendly bonhomie.

The 336 CPW holiday party is on the calendar for December 11, 2013. That's next Wednesday. Please try to attend.

Keep well and be good. If you can't be good, be careful. And Happy, Happy Holidays!!

**Mike Schell**

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#### Just Tweet It

336 CPW now has a Twitter feed. Visit the 336 CPW web page ([www.336cpw.org](http://www.336cpw.org)) and sign up to follow us on Twitter. Simply click on the **Follow @336cpw** button and follow Twitter's instructions. We will start to use

Twitter as a communication method for timely building updates, e.g. elevator outages, water shut-offs, and of course the holiday party.

For those not familiar with Twitter, "tweets" or 140 characters or less tidbits of information are sent out via text messages and/or email to "followers". In addition to following **336CPW**, try some of these local favorites: NYC Parks & Rec (@NYCParks), nycgo (@nycgo), MyUpperWest (@MyUpperWest), westsiderag (@westsiderag), and City of New York (@nycgov).

#### STAFF PROFILE

## Alberto Santiago

Alberto Santiago is a familiar face around 336. A long time temp, he's recently become a full-time member of the building staff and we're delighted to have him on board! Alberto was born in Bayamon, Puerto Rico, and came to the New York area as a child. He served in the Air Force for twenty-one years, which enabled him to travel all around the world—an experience of which he's very proud. After retiring from the Air Force, he spent an additional eight years in the Middle East as a contractor with the U.S. Department of Defense.

Alberto has three grown sons and five grandchildren who range in age from five to twelve. He lives in a multi-story house in the Bronx which he shares with his mom and with his two Yorkies, Mackie and Paris. In his free time, Alberto loves to cook—he'll cook anything as long as he has a great recipe to follow!—and he's a big baseball and basketball fan, and enjoys playing as much as watching. His teams? The Mets and the Knicks.

## Energy Savings! Cost Savings! Cleaner Combustion!

Building Conversion from oil to gas - heating and hot water.

Our boiler burners are being converted from #6 oil fuel to natural gas with the ability to utilize #2 oil when and if necessary. We expect to have significant cost savings, greater energy efficiency and a much cleaner combustion system. This is a major improvement in building infrastructure which should yield long-term benefits.

