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C.P.W.

NEWSLETTER

NOVEMBER & DECEMBER 1995

GREETINGS OF THE SEASON TO ONE AND ALL

LOBBY UPDATE

The new furniture that was ordered in June was damaged in transit. It is hoped that it will be in place by the holidays. The sofas and tables will provide both comfort and aesthetics when they finally arrive. New seats for the passenger elevators are under construction and should be ready soon. Tenants have been enthusiastic about the color of the lobby, the fine restoration of the metal work, and the wood paneling in the elevators. It will be great when the job is finally completed!

PUBLIC AREAS

A few reminders regarding public areas in the building where actions affect neighbors and quality of life.

1. NO SMOKING in the Basement, Laundry Room, Public Halls and Elevators.
2. Do not leave shoes, bicycles, strollers, carriages or other items in common hallways.
3. Close the rear stairway gate securely when exiting. This is a major security protection.

FIREPLACES

The working fireplaces in our building are a special feature in many apartments. It is important, however, to remember the safety measures which must be observed.

If you use your fireplace, be sure that the opening is protected by a screen or other device large enough to stop dangerous sparks from jumping into the room and causing a fire. Each fireplace has a metal damper which controls the smoke access to the chimney. This damper must be opened before a fire is ignited, otherwise the room will fill with smoke causing major problems. Remember to keep the fire small and always use the screen. A fire extinguisher should be readily available.

Do not use the fireplace for cooking. The grease buildup in the flue becomes a potential fire hazard and the odors can be most disagreeable to your neighbors. Christmas trees, paper and cardboard should not be disposed of by burning in the fireplace. Prefabricated logs are safe but will increase the creosote buildup in the chimney. Dry hardwood usually makes the best fire. Be careful of pine wood because the resin in the wood causes sparks to fly when it is burned.

Chimneys should be cleaned regularly to remove the creosote which is a flammable by-product of burning wood. Consult with Louie, if you have any questions about the condition of your fireplace, to arrange for cleaning or concern about safety.

Firewood should be seasoned hardwood which is clean! Bringing logs from the woodshed in the country can sometimes create problems. . .spiders and other insects find life in a warm city environment very inviting. There are suppliers in the city who are dependable. One company who have supplied tenants in the building for years is:

Clark and Wilkins/Plant Specialists
(718-392-9404). It supplies seasoned mixed hardwoods of a high quality delivered in burlap bags suitable for storage. The wood can be ordered in 12, 16 or 18 inch lengths. The 16 inch length is ideal for our fireplaces. The price is \$13.95 per bag, with about 16 logs in a bag. Free delivery for over 6 bags. Kindling, 150 - 200 wood chips, in a burlap bag cost \$13.95. Firestarter, which is sawdust impregnated squares with 8 pieces in a package cost \$8.50.

THE HOT WATER SYSTEM

Providing hot water to all the apartments in a building of this size requires a major and complex system which is affected not only by demand and usage but also by seasonal temperatures.

This system begins in the boiler where coils containing water are heated by steam. The temperature of the water leaving the boiler room is 130°F. (In the summer it is slightly hotter, than in the winter.) The hot water is distributed by a circulating pump which moves it to the 17th floor. A return line maintains the temperature and brings the hot water into the apartments.

The circulating pump on the return line has a motor and a centrifugal impeller to maintain circulation and temperature. These circulating pumps are located in the boiler room.

The recent hot water problem was caused by the impeller which had cease to function. The motor and impeller were replaced just before Thanksgiving, restoring adequate hot water.

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No Jacuzzi or Whirlpool tubs may be installed in the bathrooms of this building because:

1. They take hot water from other units.
2. Too much pressure is required which could burst main water conduits which were installed in 1929.
3. The weight of these cast iron structural tubs may be too heavy for the floors.

Our building engineer does not approve of this kind of installation in any pre-war building.

TENANT NEWS

The photographers Sonja Bullaty and Angelo Lomeo's new book *TUSCANY* has recently been published by Abbeville Press. Featuring 160 stunning photographs with text, it captures the magic of this beautiful region.

OUR NEIGHBORHOOD

NEW YORK ROAD RUNNERS CLUB. Some of the upcoming events:

Sunday, December 10. For NARC members only, the Joe Kleinerman 10k and Jr. RRC run.

Sunday, December 17. Holiday four mile run and 25k run. The relatively flat four mile run

offers a nice course for the runner or walker, and the 25k (15.5miles) run offers a good long run.

Sunday, December 31. 17th Annual Runner's World Midnight Run on New Year's Eve. A five mile run which starts with fireworks at the stroke of midnight, 1996. Special features include a costume parade and a contest beforehand and a champagne stop.

Participants must register with the New York Road Runners Club at 9 East 89th Street (860-4455) in advance of the event.

NOTICES

AVAILABLE. Experienced full or part time child care person with excellent references. Winsome Lewis (531-8927) is flexible and reliable according to Freya Block (14A).

Please send any news, want ads, notices or suggestions to the Editor, Phyllis Sternau (3E).