

Circa 336

We're going back in time thanks to a recent discovery from the 336 archives. Twenty + years, these guys are certainly a big part of our building's history. Remember when?



SAVE THE DATE!

336 CPW Annual Shareholder Meeting

Wednesday April 30th, 2014 7pm
 Alexander Robertson School
 3 West 95th St

SAVE TIME!

SAVE MONEY!

Please report water damage when it is first noticed. Prolonged leaks are a major cause of multi-unit building repair. Paint bubbles on the walls and ceilings, mildew odors, visible mold growth, and water spot discoloration are all indicators that something is amiss. The building management needs to be made aware of these early warning signs so that they may quickly isolate the root cause and substantially lower building repair costs as well as individual unit repair time.

New in the neighborhood...

Make it a night out with a stroll UP the neighborhood. Dinner, Movie and Dessert just got a brand new look.

Start at Red Farm - the hot new spot at 2170 Broadway (76th & 77th Street) where Chinese food goes gourmet and the late night waits we hear are getting longer. Early birds get a prime seat.

Head up a few blocks to the newly revamped **AMC 84th Street** at 2310 Broadway (83rd and 84th Street). What was deemed quite possibly the worst movie theater in NYC has transformed itself to one of the best around. Every seat in the theater is now complete with plush over-sized red leather La-z-Boy style recliners. And if that isn't tempting enough, they also took the stress out of early arrival seat grabs with advance designated seating only. The experience is like being in your own private screening room in the middle of the city. Sit back and enjoy.

A few paces up, two new openings offer the perfect post-theater treats:

Macaron Parlour at 560 Columbus Avenue (between 87th and 88th streets) is the anticipated outpost of the popular original village location serving up their famous macarons with specialty Blue Bottle espresso service and even bacon, gruyere and scallion scones for added indulgence.

By The Way Bakery at 2442 Broadway (between 90th & 91st) offers a range of gluten-free and dairy-free, always handmade delights, and Stumptown - some say it's the best cup of joe in town.



PRESIDENT'S POTPOURRI

Dear 336 CPW Friends and Neighbors,

It's already March. More than halfway from the winter solstice to the vernal equinox. True, Punxsutawney Phil saw his shadow and said six more weeks of winter (from Feb. 2), and he clearly got that one right. Nevertheless, I say with some trepidation - I hope the worst of it is behind us. So, let me open with greetings, best wishes and hope that you had a Happy Valentine's Day - followed by a relaxing and restful Presidents' Day Weekend. With a special hat tip to Presidents Lincoln and Washington. Did you know that President William Henry Harrison and President Ronald Reagan were also born in February? Or that Sarah Palin was born in February? In my view, Lincoln and Washington is all the short month of February can handle. Personally, I am looking forward to St. Patrick's Day myself.

Closer to home here at 336 let me offer kudos and congratulations to our friend and neighbor Frank Langella for his stellar run at the Brooklyn Academy of Music Harvey Theater in the lead role of King Lear. Lucky for me, I was able to enjoy a performance last month. Frank's performance was a virtuoso. He did extraordinary justice to the full tragedy and all its subtexts - aging, loss of mental capacity, parental insecurity, misplaced trust and filial disappointment or betrayal, the burdens of leadership and its transition and the penalties for egocentricity, to name a few. I can't really do it justice here, and shouldn't try. I can say, however, it was a monumental performance and an enormously enjoyable evening. Perhaps I can say that it was yet another occasion to marvel at the breadth and versatility of Frank's acting capacity and portfolio. Bravo.

Our results for the year 2013 are in the book and we have been able to see preliminary summaries of how we did. Obviously, these are subject to finalization, closing the books and preparing the financial statements and complet-

ing the audit process with our auditors at PKW. However, I am pleased to report all indications are it was a successful and solid accomplishment for the year. We will, of course, present a full report along with the audited financial statements at the annual meeting which is scheduled for April 30. Please mark your calendars and plan to be with us that evening.

The market for apartments in 336 CPW, as well as in the larger New York City context, appears to be continuing its strong and very healthy resurgence. As I am writing this, there is another apartment under agreement at a price rather close to the ask. I believe it was on the market for a not terribly long period of time. In this vein, the Board, the staff and the agent are continuing efforts to maximize the attractiveness of the building, its infrastructure, its administrative processes and its services in support of making it as desirable a place to live as possible.

Let me briefly address a topic of correlative significance to the efforts just mentioned. Frequently, an apartment transfer brings a renovation project in its wake. Often, we also see them from existing owners as well. One of the governance improvements our Board undertook early in its tenure was rationalizing, regularizing and systematizing the rules and processes for renovations. Most of that was completed some years ago, but it continues to receive tweaks and, hopefully, an occasional improvement as we learn from experience. We have also searched for a building review architect who can manage and successfully accomplish several competing objectives. These include working cost efficiently and effectively, working on a timely and expeditious basis, knowing the difference between essential work and overkill, as well as the difference between the good and the perfect, and, finally, applying the rules reasonably, intelligently and flexibly, while protecting building safety and maintaining

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uniformity and best practices. All that said, every project has its own unique challenges, which we all understand and accept. Nevertheless, it is the policy of the Board to seek results that are compliant with a rational set of rules and that fulfill the design objectives and conceptual desires of the renovating shareholder, to the absolute extent reasonably possible. These are not easy objectives to achieve, and every renovation imposes a certain amount of stress and strain on the Board, its supporters and, in particular, those Board members who pay special attention to these matters. It also noteworthy, however, that shareholders renovating their apartments are investing in our common enterprise and enhancing the overall building value as well as the value of their own apartments. Long story short, every renovation is a challenge, but they generally achieve a benefit for everyone. So, I would like to express my special thanks to the Board's renovation monitors and facilitators - as well as to the shareholders undertaking the renovations - and invite thanks to all of them from all of us.

Our project to convert the building heating system from oil to gas is a bit of a good news/bad news story. The good news does dwarf the bad, however. The good news is that all the construction and mechanical equipment installation work is completed with the very modest exception of installing a vent into the basement room which houses the gas regulators and related equipment for bringing the gas into the building. We are told this is at most a one-day project and is only awaiting approval of the Landmarks Commission for breaking one section of sidewalk necessary for its completion. The bad news is that this was a project which our consultant and our principal contractor estimated should be completed sometime last summer or early fall, but in any event well before the advent of the current cold weather season. Obviously, that did not happen, and we are unfortunately continuing to burn expensive number 2 fuel oil through this unusually cold winter instead of beginning to enjoy the benefits of the much cheaper natural gas - as we

had planned for and anticipated. In all events, we hope this will soon be behind us, and we will be able to take advantage of the cheaper gas cost of heating the building for the rest of this year and in future years.

The Board has had discussions regarding the possibility of installing a gym or fitness facility somewhere in the building. Several shareholders have also communicated with the Board or with individual members on the subject. Without wishing to encourage speculation or anticipation in that direction, let me say the issue is a complicated one. Let me also say it has significant financial implications that would need to be addressed. And finally, such an undertaking would need significant administrative attention from some source other than the Board and the Managing Agent - presumably from some sort of a volunteer committee that would be willing to accept and discharge the responsibility reliably and unconditionally. I think that reasonably delineates the issues and the challenge, but, of course, we continue our willingness to discuss the matter further.

One last quick note for those of you whose children frequent the playroom in the basement. Recently, there have been reports of children consuming food in the playroom and leaving debris and crumbs and the like in the wake of their snacks. As a consequence, the playroom has appeared to be untidy and unattractive to other visitors. Please, please, please help us to insure observance of the no eating rule in the playroom. This means not allowing your children to snack in the playroom and it means asking anyone who escorts your children to the playroom to help with that observance as well. Thanks so much.

Keep well and best wishes. I hope by the time this appears the worst of the winter will be behind us and we will be enjoying early intimations of the green sprouts of Spring.

Mike Schell

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336CPW 2013 Holiday Party

What do good friends and neighbors, the world's best homemade Empanadas, Santa Claus, Scooby Doo, and a magician have in common? The 336CPW Holiday Party of course!

