

**PRESIDENT'S POTPOURRI**

Dear 336 CPW Friends and Neighbors,

It's been a while since I've done this letter, and also some time since we've published the Newsletter. As elsewhere, we'll make every effort to do better.

More than three-quarters of the year is in the books and I am pleased to report we are doing well on all fronts. Operational results have stayed on budget - more or less - with one major exception we knew would be a challenge almost from the beginning of the year. Fuel expense. The problem is the change-over from oil to gas did not occur until this past spring - despite the best efforts of all concerned to break the logjam and get it done. When we began the project in November 2012 the plan - and the contractual provision - forecasted completion in the late spring or early summer of 2013. Instead, what we got was a late summer 2014 completion. Roughly speaking, that has cost us approximately \$100,000 vs. our budgeted operational expenses for 2014.

The good news is we have managed the rest of the expense lines in the budget aggressively and with success so that the only problem area is fuel. Moreover, at this point we are now beginning to see very real expense savings we expected from using gas instead of oil. Of course, we are also running a cleaner, more environmentally friendly building as well. Apart from the operational results, our capital and deferred maintenance spending have also been controlled and well-managed. As a result, our cash position - by which I mean our cash reserves - has improved somewhat during the course of this year and is in a strong position at the present time. Contributing to this result is the continuing strength of the New York City real estate market and, correlatively, the market at 336 CPW. We continue to benefit from periodic infusions of transfer fees as sales of apartments are closed in the building.

I would like to mention one budgetary item for which I would welcome your feedback - the availability of two adjoining storage rooms on the first floor. Sergio and the staff have done significant renovation work on the walls and floors. They look great. These rooms have been vacant now for most of this year which creates a bit of a revenue shortfall in the budget. If you are interested, or know anyone who might be, please bring it to the attention of one of the board members or John Devall or Sergio Ochoa so that we might install a new tenant/licensee in the rooms and begin revenue there again.

We have tentatively scheduled the 336 CPW Holiday Party for Wednesday, December 10, 2014 at 6:00 PM. Mark your calendar and plan to come and enjoy some holiday cheer. This year we again plan to have an atmosphere and some activities that will make the party especially attractive for all the younger folks in the building (or who join their relatives and friends in the building).

I want to give a note of special kudos to the building staff and the superintendent for the continuity and reliability of personnel we have experienced over an extended period. Apart from the recent retirement

of Leroy Parsons and the lengthy absence of Jeremy Colon due to an orthopedic injury, we have had all very familiar faces around the building for some time – with one modest exception. The exception is the temporary help which has substituted for staff members taking their vacations through the summer. Indeed, we managed to get through vacations for every permanent member of the staff without the need to incur so much as a single day of overtime. Finally, I would like to welcome Peter Brown who has become a permanent member of the staff in the position of evening porter. Many of us have already met Peter and discovered his pleasant and very positive personality and attitude. Welcome to 336 CPW, Peter.

We have heard comments and suggestions from folks regarding the planters and plantings at the front of the building, as well as the plants and flowers in the lobby. I just want to assure those of you who have volunteered input that we have an ad hoc committee working on the matter and hope to have a plan ready for execution in the spring. Thanks for the input.

I am moved to share a personal note prompted by several conversations I have had in the past month or two on the general subject of the quality of life at 336 CPW and surrounding environs. In general, these conversations have touched in one way or another on the topic – among others – of the desirability of living on CPW in our neighborhood in a building like 336. Or, indeed, in 336 itself. It seems almost as if it were yesterday when Kathy and I visited 336 CPW as prospective apartment buyers in the late summer or early fall of 1984. We lived in Turtle Bay. The park views were breathtaking, but, truth to tell, we knew nothing about the Upper West Side. We had no useful knowledge that militated strongly and reliably in favor of moving there. Nevertheless, we took the leap.

In the ensuing 30 years (actually it was more like the first 10 or 12 years) we discovered:

- Central Park and everything it has to offer – right in our front yard
- The playgrounds, children's specially equipped playgrounds, the ponds
- Belvedere Castle, the Delacorte Theater, Shakespeare Garden, the Ramble, the Mall and Literary Walk, the Zoo
- The jogging routes – the reservoir, the park drive, the transverses
- The tennis courts
- The Conservatory Garden
- The Harlem Meer – of course, it has improved considerably of late
- Skating rinks at both ends of the park
- A neighborhood that is hospitably residential but still suitably urban
- Macy's Thanksgiving Day Parade just a few blocks' walk down CPW

And a whole bunch more. Boy, were we lucky. Dumb luck probably, but still we could not have stumbled into a better place in New York City. Yes, it's a lot more expensive now than it was then, but it's still one of the most amazing, most special, most desirable opportunities for experiencing urban life and culture one can find in New York City. Great for raising kids, too.

Don't ask me what provoked that little soapbox soliloquy. Just tell all your friends. There ain't nothing like it.

Have a very happy, healthy and enjoyable Thanksgiving. With best regards.

**Mike Schell**



## Welcome The Brewer Family, Apartment 5F

Bill and Erika Brewer and their two daughters moved into Apartment 5F in late June, just in time to enjoy summer in Central Park! Bill, originally from Michigan, is a corporate attorney with Winston & Strawn, LLP and Erika, a California native, is a stay at home mother, active in the both girls' schools and Chair of the Annual Fund for Smith College. Elizabeth, 15, is in the 10th grade at Westminster School, a boarding school in Simsbury, Connecticut, and Annie, 11, is in the 6th grade at The Calhoun School. Both girls are competitive swimmers. The Brewers look forward to being part of the 336 CPW community.

## Meet The Staff - Felix Cruz Jr.

How many people can say they get to work with one of their best friends, who also happens to be their father. This is one of the joys Felix Jr. experiences daily. From learning and working side by side with his dad at 336CPW, to the free lunch dad will occasionally provide. Felix Jr. would be the first to tell you how blessed he is. "I love him so much he's one of the best fathers you can wish for..."

As most already know, Felix Jr, is yes, Felix Cruz's son, and had become a full time member of the 336CPW staff earlier this year. Felix Jr., who currently resides in East New York, grew up in the Bushwick section of Brooklyn with his his older sister Stephanie(22), and younger brother Raymond(18). Felix Jr., is a long suffering Mets fan, and although baseball is his sport of choice, he also enjoys playing the occasional basketball game with his brother Raymond. He'll be the first to admit that Raymond might have the advantage on the court.

Prior to becoming part of the 336CPW staff, Felix Jr. had worked at Starbucks, but the barista and "Grande" life wasn't for him. Plus, he wasn't spending as much time with his dad. Along with his family, Felix Jr. has two other loves in his life (the Mets don't count, since they torture him), his girlfriend Sharde, and his Shih Tzu Pomeranian mix, named Button. Button continues to ask Felix when he's going to pop the big question...



## Feedback .....

The board would like to invite your feedback about the laundry room and the machines provided. Although they believe the equipment upgrade was a definite improvement, they are disappointed with the revenue being generated and would like to know the reasons why. The questions for which the board invites your feedback are the following:

1. Do you use the laundry room and about how frequently?
2. Has your usage of the laundry room changed significantly since it was renovated and the new equipment installed? More use? Less use?
3. Do you feel the fees charged for the washers and dryers are fair and reasonable?
4. Are you generally satisfied with the service afforded by the laundry room equipment?
5. Do you feel the new equipment and renovated laundry room have improved the quality of the service and experience provided by the laundry room?

## NEIGHBORHOOD HAPPENINGS

### Eats:

As we mentioned in an earlier issue, there is a meatball invasion on the UWS, and the before mentioned The Meatball Shop (447 Amsterdam b/w 81st & 82nd) has finally opened. Along with a variety of meatballs and other great food, they also have an Ice Cream Cart, with a selection of speciality flavors, and a walk-up meatball window. Plus, every 100th sandwich will contain a Wonka-style golden ticket redeemable for a variety of prizes like a meatball cooking class with co-owner Daniel Holtzman. Be warned though, there could be a wait during peak hours.

The owners of Cafe Frida and Communal have recently opened their latest restaurant, Chicojulia (768 Amsterdam b/w 97th & 98th). This casual restaurant, will be serving up fresh and innovative dishes new to NYC, as well as Mexico. The menu will offer ceviches, tacos, aguachiles, sandwiches as well as a whole fish of the day in a coastal cantina-style atmosphere, inside and in the backyard patio.

For all the hamburger fans, it looks like Shake Shack might have some competition. brgr, a burger chain that's big on grass-fed beef and hormone-free milkshakes, opened its doors on Broadway between 79th and 80th streets.

A great new Indian restaurant, Awadh (2588 Broadway b/w 97th & 98th), specializing in dishes from the Awadh region of India, which is known for the technique of slow fire cooking. Chef and owner Gaurav Anand will showcase this slow-cooking method along with sophisticated wine and cocktail program. Not to mention that their extensive Tea Program and wine menu have been designed by acclaimed Tea and Wine sommeliers.

Ending on a sweet note, some might have happily noticed that Crumbs (97th & Columbus) has reopened several weeks ago. The new Crumbs has several new offerings – one of the founders owns Dippin' Dots, so some of the cupcakes have Dippin' Dots on them. And then there's the "Baissant," a cross between a bagel and croissant, which is "made with both bagel and croissant doughs which are interwoven and baked." Personally, I prefer my bagels to be bagels and donuts as donuts, but hey, there's also the cronut

Staying with the sweet and doughy theme, Georgia & Aliou's Tiny Treats Cafe, a new bakery and cafe run by the former owner of Georgia's restaurant and a pastry chef, opened in September on Amsterdam Avenue just South of 90th street. The cafe has a few chairs and tables toward the front, with the large bakery in the back churning out pastries and fresh-baked breads. The bakery has a full selection of home-made breads, breakfast food and pastries.

### Something Different:

I know that we've all done it, paused to check out the random Hawk perched on one of the tree's across CPW, or maybe watch in awe as a Peregrine Falcon circles above the park. Why not embrace your inner "birder". The NYC Audubon Society and Central Park Conservancy host a guided tour every Sunday through 11/30/14. Bring your own Binoculars or borrow a pair from the Dana Discovery Center to enjoy some of the many resident, and migratory birds of NYC and Central Park. Tours: Sundays 10a-11a Charles A Dana Discovery Center (inside the park at 110th St b/w 5th & Lennox) check out [www.nycaudubon.org](http://www.nycaudubon.org) for your Central Park bird checklist.



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