



Circa 1936



Circa 1960



Circa 1980



Circa 2015

Wild West Playground

...and for those who might be interested, the **Wild West Playground** (CPW & 93rd St), has finally completed its reconstruction and has reopened. The park features new sprinklers, swings, climbers, play structures resembling a frontier town and made the playground more accessible for children with disabilities. The reconstruction of Wild West Playground is part of Central Park Conservancy's Plan for Play, Central Park Conservancy's first comprehensive plan created to guide the reconstruction and enhancement of each of Central Park's 21 playgrounds.

The playground was originally built between 1935 and 1936 as part of the perimeter playground system, then some sculptural play equipment was added in the late 1960s. In 1988, the Conservancy completely reconstructed the playground in a Western theme designed by architect Richard Dattner. He was commissioned again to re-design five of the twenty-one playgrounds dotting the periphery of Central Park. Dattner has been credited for inadvertently creating a radical new urban professional discipline of "play-scape" - creating a play space that encourages imaginative interaction and exploration, utilizing durable budget conscious materials typical of an urban environment. He wrote *Design for Play* in 1969, soon after designing the parks.



PRESIDENT'S POTPOURRI

Dear 336 CPW Friends and Neighbors,

We have just finished the last Board meeting of the summer, which effectively finishes the first half of calendar 2015 for the building. Our 10 board members - 5 new or virtually new - are getting into rhythm as a unit and working well together. I am pleased to make that report, especially because even I (sometimes a/k/a Candide) found myself wondering if there would be a short break-in period before arriving at the collaborative ease we have achieved. And all that after only 3 meetings (May, June, July).

As we forecast at the Annual Meeting, we have established five standing committees of the Board in order to share the work a bit more efficiently, effectively and equitably. Those committees (with members in parentheses) are Governance (Schell, Michel, McCloskey), Finance (Kaplan, Segel, Schell), Communications (Graff, Bulhack, O'Donald), Facilities & Infrastructure (Corvi, O'Donald, Segel) and Shareholder Relations (Graff, McCloskey, Kaplan, Michel).

Also as briefly mentioned at the Annual Meeting, the Board is beginning to focus on some of the larger, longer-term projects and initiatives that will be important to our financial and structural health and welfare. These would include preparation for the next Local Law 11 review, including trying to anticipate needs that will be prudent to address, as well as those that could be required. We are also beginning to think about a complete revamp of the co-op's ancient and completely archaic proprietary lease, with a view to having something for shareholders to approve sometime in 2016. We also have a couple of somewhat sizable capital projects in contemplation - about which more later. Finally, we are beginning to plan for a refinancing of the mortgage which is barely more than two years away. At the moment, the focus is to try to pick the exact right time to do that without paying too much of a redemption premium for doing it early or too much in rate for missing the turn on interest rates.

I am pleased to say the current state of the building and the related co-op financial condition are both extremely good. The current year's results of operations are remarkably consistent with our budget, in spite of the challenges we all know too well. Our cash reserve position continues to be quite strong, and, indeed, continues to strengthen year by year. We feel good about this. The Board is regularly considering and approving capital maintenance and repair projects that we hope will improve the habitability of the building overall and will extend the useful life not only of the building overall but of specific items of equipment and facilities which are integral to the building. By way of example, we have just completed a comprehensive repair, restoration and waterproofing of the water tank and its housing on the roof at a cost of approximately \$6,500. There are many more.

You will recall we had a question or two at the Annual Meeting concerning the possibility of installing a gym or exercise facility somewhere in the building. This actually has been a topic of discussion on and off again over several years. This time we decided to seek input from the entire building, as well as from other buildings concerning their experience (especially from those that have such facilities). The results

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of our investigation drive us to the unequivocal conclusion that a gym or other exercise facility in our building is not a practical alternative. Here are some of the reasons.

We reached out to the residents to ask two questions. One, are you interested. And, two, what is your financial tolerance for the cost of such a facility. We only received replies from approximately 20% of the building. Of those, more than half said they were not interested. Of those who expressed an interest, their financial appetite was unrealistically modest. Bottom line: although a very, very few may be very, very interested, most people in the building are either affirmatively opposed or apathetically noncommittal. Beyond that, a fair assessment of the space that might be used concludes that we don't have an adequate venue. And finally, the cost and administrative complexity of establishing such a facility are obstacles that would likely be insurmountable. Long story short, it's just not something we can – or prudently should – undertake.

We have a new website in the works and are planning to publish the Newsletter on a regular basis (every two months or so). We have a standing Board committee that will be leading the effort to make those hopes a reality. We also have a beautiful improvement in the park across from our building which should help us to “market” our neighborhood and the upper west side more generally. I hope the Newsletter and the website will become more active vehicles for accomplishing those objectives. I am also happy to report that the market for apartments in our building appears to be maintaining its strength. This is one of the main objectives of the Board and something which is good for all of us.

That's all for now. Enjoy the rest of the summer and we'll see you in September (to coin a song title).

All the best.

Mike Schell

Outdoor Summer Fun



Pier I Picture Show

Pier I at 70th St.

Cost: Free

When: Every Monday Night 8:30 pm July 1 through August 12th.

Upcoming movies: *Beasts of the Summer Wild*, *Moonrise Kingdom*, *Dr Suess' The Lorax*

For more info www.nyc.gov/parks/sohorg/72nd-street



Kayaking on the Hudson

72nd St and Hudson River

Cost: Free

When: Every Sat/Sun 10a -5p until September 6th

All ages welcome. First come, first served.

Kayaks, Paddles, Life Jackets and basic instruction provided. For more info www.downtownboathouse.org/72nd-street

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Welcome the Heaths

Campbell and Justine Heath moved into 5C this past May. Recently married in May of 2014 in Palm Beach, Florida, they arrived at 336 in time to celebrate their first anniversary.

As long standing residents of the Upper West Side, they come to 336 from an apartment only ten blocks south. Campbell, originally from Albany, earned a Masters in Business from Columbia University, and is CFO of solar company, Perpetual Power. Justine is from Northern Westchester, and is an attorney at US Trust Company.

After only a month, they feel at home in the building – the result of a wonderful staff and welcoming neighbors. They look forward to settling in, exploring the neighborhood (particularly the tennis courts) and becoming part of the 336 community.



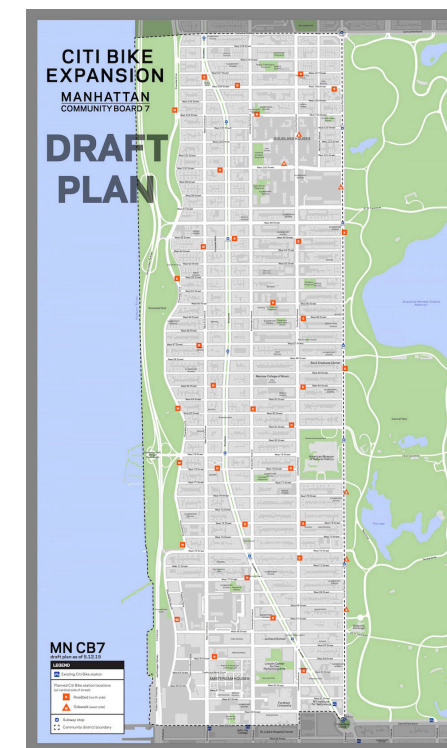
citibike

Citi Bike is finally expanding to the UWS, making slight changes to the locations of three stations but leaving the rest of the plan the same as before. The three stations that were moved were:

One on 100th street that got moved east of Columbus Avenue, after initially being placed between Columbus and Amsterdam.

One on 84th street that was moved just east of Broadway from just west of the avenue.

One on Riverside Drive moved from between 78th and 79th to between 77th and 78th.



The map shows all of the stations that CitiBike plans to place on the Upper West Side, with a very convenient one at CPW and between 95th and 96th. The soonest CitiBike could arrive in the neighborhood is August.