



### Welcome New Residents

Consuelo Prol and Richard Liebowitz, the new residents of Apt. 14F, first met as high-school students in Edison, N.J. "As displaced and disenfranchised New York City kids, we naturally gravitated to one another," Richard says. They dated for a few years but fate took them in different directions for several decades. Their fond memories and the internet led them to reconnect in the early 2000s and they were married in 2013.

Richard, a physician with a specialty in internal medicine, this month took up a new position as president of New York-Presbyterian Brooklyn Methodist Hospital, having been the chief medical officer of NYP for the past decade. He graduated from Rutgers and the Roberts Wood Johnson Medical School and has a master's degree in health sciences from Duke University.

Consuelo, who goes by Chelo, lived in the Bronx until moving to Edison as a teenager. After graduating from Barnard College, she took a job at what was then New York Telephone. Over the course of a 34-year career, she ascended to become Vice President Sales at AT&T, managing a global sales team with responsibility for international banking and insurance companies.

Richard and Chelo lived on East 52nd Street but had long sought to move--and in Chelo's case, to return--to the Upper West Side. "We honed our search and set our sights on Central Park West and then fell in love with 336," says Chelo. "The building exemplifies the best of Art Deco architecture on one of New York's most beautiful and iconic streets."

Who could argue? Please welcome Chelo and Richard to the 336CPW community.

### Keeping Your Identity Safe

We've all heard the warnings about online threats to the security of our personal identity. But threats arise in the world of snail mail too. The police commander at the 24th Precinct on West 100th Street told 336 CPW resident Rona Green that a new and thriving city-wide crime ring is fishing envelopes that look like they contain checks out of outdoor USPS mail boxes. The ring targets neighborhoods like the Upper West Side that have a healthy share of affluent and elderly residents. The officer also said suspicious activity had been reported but not confirmed at the post office on Columbus Avenue between 94th and 95th Street. His advice: If you mail checks, don't use the pre-addressed or windowed envelopes provided, but address your own, and be careful where you post them.

The Federal Trade Commission says only about 4 percent of identity theft victims cite stolen mail as a source of personal information, so you need to take more precautions to keep your identity safe. One is to make sure any papers including sensitive information don't end up in the trash. To help you in that, 336 CPW plans to hold another spring-time **Shredding Day on Saturday, April 29**. A shredding truck with an almost limitless capacity for your sensitive papers will be parked that morning outside the building, so gather them up--and keep them safe in the meantime.



### CO-PRESIDENTS' POTPOURRI

Dear 336 CPW Friends and Neighbors,

As we go through this period of transition, we discussed whether we should keep the President's Potpourri, a tradition Mike Schell started. Among his many talents, Mike was a prolific and natural writer. While we may not be able to match his eloquence, we thought it was important to continue using this forum to keep shareholders abreast of what is happening at 336.

Thanks, first of all, to those of you who were able to attend the Town Hall on January 25th. We know there was a lot of information to process, particularly around the proposed window program. We hope you found the discussions on that topic and the new proprietary lease as fruitful and insightful as the board members present did. We appreciated the feedback and were gratified that so many shareholders turned out.

Since the town hall the board has had additional opportunities to discuss the many points shareholders raised there. It has become clear that the proposed window program requires additional explanation. To that end, we have made several documents available on the building's website, [www.336cpw.org](http://www.336cpw.org), which attempt to clarify the program. In particular, we would like to point you to the FAQs, which present a succinct summary of the key issues. We encourage you, of course, to reach out to any board member with any questions. We welcome continued discussion and assure you that the program presented was assembled with the shareholders' best interests in mind.

Proxies for the vote on (1) the upgraded proprietary lease and (2) the window program at the Special Meeting on February 28 were distributed earlier this month. Whether you plan to attend or not, we urge that you complete and return your proxies as soon as possible.

With the assistance of Martin Proper (9F), we are making every effort to keep the website up-to-date and helpful to our community. Note that a user-friendly guide to alterations, pictures of staff and contact information for board members and Orsid can all be found there. Please let us know if there is anything else you would like to see on the website. We encourage you to visit it from time to time as it contains much helpful information on the Board's robust agenda to maintain our almost 90-year-old building.

Easing our task, at least to some degree, is the continued health of Manhattan's residential real estate market. The desirability of our building and the pace of apartment transfers help fund the upkeep and improvements of 336. We are fortunate that our financial position remains strong.

Both of us are in our second year of service on the board. It has been an honor to serve this community alongside our fellow board members. We are fortunate to have such camaraderie, talent and active contributions from this group. We have welcomed Michael Gordon (Apt. 4AB) to join the board to maintain its number as Mike Schell has moved to Cape Cod.

Sergio and the team continue to provide us with dedicated service. After struggling to find replacement staff in recent months, Sergio has brought on new temporary staff members, Danny Repollet and Gerardo Rios.

We look forward to seeing as many of you as possible at the Special Meeting and to serving you and the 336 community in the exciting period ahead.

Cindy Michel (Apt. 12C) and Seth Segel (Apt. 9E)



## Town Hall Sets Up Feb. 28 Special Meeting

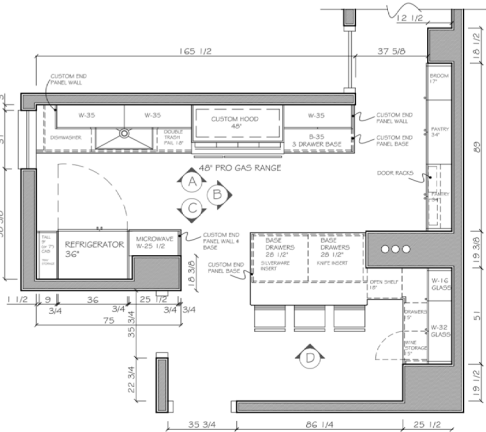
At 6:45 p.m. on Jan. 25, the board was assembling for its Town Hall meeting called for 7:00 p.m. The topic at hand: discussion of the proposed new proprietary lease for all co-op shareholders and a window repair and replacement program that would organize deferred window maintenance. The question of the moment: would any shareholders show up? A few, maybe? The room was set up to accommodate as many as 70 or 80.

By a few minutes after 7:00, the room was full. Post-meeting estimates provided by the New York City Parks police put the size of the crowd as “immense, the largest ever assembled in the history of New York City co-ops.”

Retired board president Mike Schell made a short introductory presentation. The co-op’s regular outside corporate counsel made a few comments, board members weighed in and when the meeting was opened for questions, they rolled in like a tidal wave. It was a very lively, insightful and spirited discussion. Considerable concern was expressed that the window program is complicated. Could it be simplified? The board and Mike did their best to explain how the program works and why it is advantageous, even if complex. Mike argued its complexity comes from trying to be fair to all shareholders as the co-op while not harming individual shareholders -- whatever the condition of their windows.

The meeting ended around 9:00 p.m. or a bit thereafter. The outcome? We won’t know till the votes are counted on February 28. But one thing is clear. These proposals have got the shareholders’ attention and interest. And engagement.

By now all shareholders should have received proxy and voting instructions on the proposals at the Special Meeting of the 336 Tenants Corp. at **7:00 p.m. on Tuesday, Feb. 28 at the Alexander Robertson School at 3 West 95th Street**. If you have questions after the Town Hall and a look at the material in the packet, turn to the **Building Documents** section of the website ([www.336cpw.org](http://www.336cpw.org)) for an FAQ on the proposed window program and a comparison the old and new proprietary lease. Please deposit your proxy in one of the ballot boxes in the lobby as soon as possible, so that your vote can be counted on Feb. 28. And please come to the meeting that evening!



**Documents** portion of the website. It gives you a clear picture of what is necessary for each class of renovation. And it will help you chart a course that avoids frustrations and complications in a process that--such is the nature of things-- rarely ends up being quite as simple as one hoped.

## A Renovation Primer

Every coop building has rules on renovations and alterations to limit liabilities, minimize inconveniences to other residents, and preserve the building’s integrity.

Our rules are laid out in the building’s alteration agreement, where they are presented in the legal language such texts require. That agreement, in line with those in other buildings like ours, remain binding. But the board thought it might serve residents to translate them into a more easily digestible form, a kind of flow chart for renovators.

So if you’re considering undertaking work in your apartment--from resurfacing floors to more ambitious structural alterations--take a look first at the simple primer to the approval process the board has posted under the **Building**

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## Storm Kings

For most of us, the fierce nor’easter that clobbered New York on January 23 was a minor inconvenience: a little more jetsam whirling through the streets, an extra button done up on a jacket.

Not for building super Sergio Ochoa and porter Juan Gomez--they had to confront the storm head-on. Around 10:30 that night, elevator operator Flavio Perez noticed water in the rear elevator. Sergio and Juan suited up and carried a ladder and some rope out on the dark roof to inspect the giant skylight over the rear elevator shaft.

Finding water blowing in through a faulty caulking, they wrestled a heavy plastic tarpaulin into place over the shaft and lashed it down like sailors on a windswept sea. “It was cold!” Juan says.

An inspection of all the caulking around the building’s seven skylights is under way.



## Updated Video Cameras

Last month the building upgraded our antiquated video system that monitors publicly accessible portions of the building. The system that was in place provided low-quality images, left large parts of entry areas uncovered, and gave superintendent Sergio Ochoa only a very limited ability to monitor what the cameras were showing.

The new camera system corrects those shortfalls, assuring it really functions as the safety asset it is supposed to be. Its sole purpose is to enhance security for the building. Images are monitored only when necessary and purged after approximately two weeks.

The recommendation for the upgrade was made in consultation with our managing agent, Orsid Realty. Most of the more than 150 buildings it manages throughout the city have put such upgraded systems in place.

