

New on the 336 Staff



Peter Lane, a familiar and welcoming figure at the front door during the evening for the last few months, was made a permanent employee at 336 in June. Peter, 44, comes with highest recommendation from Orsid after serving for 14 years as concierge at a property in Forest Hills, Queens, where he dealt with packages, security cameras, and phone calls. "I like working here because it's a pleasant place," he says. It helps, too, that it's a far easier commute down the West Side Highway from his home in Yonkers.

Originally from the Bronx, Peter was a four-letter man at Lehman College--he pitched and played third base on the baseball team, played basketball and tennis, and threw the javelin for the track team. Not surprisingly, he's a diehard sports fan--including, "unfortunately," he says, the Knicks. Adversity builds character, they say.



Lamar Guerrero has been working as the night porter since December and was hired full-time in the spring. The 21-year-old was born and raised in Inwood, at the very top of Manhattan Island, and still lives there with his parents and two older siblings. His father came from the Dominican Republic in 1977, and his mother seven years later. The family still goes back occasionally to see Lamar's grandmother, uncles and cousins.

Lamar is a great guy and happy to help out any resident. However, there is no need to try to ingratiate yourself with Lamar with a lame line like "How about those Yankees?" And no, mentioning the Mets won't move him, either. Lamar is a lifelong Boston Red Sox fan, thanks to that team's legendary Dominican trio in his formative years: Pedro Martinez, Manny Ramirez and David "Big Papi" Ortiz. NY sports fans, don't hold it against him.



Gerardo Rijo came on as a porter at 336 earlier this year. He came to New York four years ago from the Dominican Republic, where most of his family still lives. Before he took his job here, he worked in the cafeteria at Lehman College in the Bronx. He says he finds the more varied maintenance tasks he performs at 336--many of the related in recent months to setting right the damage from the leak-- far more interesting than doling out food to often grumpy college students.

Gerardo is 47 years old and lives in Harlem with his wife and their 11-month-old daughter, Analia. He says he likes to listen to music and play video games and is "always planning" for ways to best secure his family's future. Oh, and Gerardo is a passionate baseball fan--especially, that's right, the Boston Red Sox.



CO-PRESIDENTS' POTPOURRI

Dear 336 CPW Friends and Neighbors,

When we think of summer, we generally imagine a quieter and more relaxed time in New York City. Some folks stay in the city and enjoy the pleasures of Central Park, while others head off for vacations or summer homes. Alas, the season hasn't been that pleasant for many at 336 this year!

The water riser leak that occurred in early May has sown havoc in much of the building, particularly the A and B lines. With displaced shareholders, a new master plumber and multiple other ripple effects, Sergio and his team have had to work around the clock to help return the building to normal operations.

While many shareholders experienced tangible repercussions from the leak and the immediate work to repair the water riser, three units in particular were severely affected. These shareholders have been completely displaced from their apartments while work continues to fully remediate the consequences of the water damage.

There is an important takeaway for all of us from this ordeal: Adequate insurance coverage is absolutely vital. An event like this is unpleasant enough without the sinking realization that your insurance doesn't rise to the challenge. We lay out a few principles to keep in mind in this newsletter, but more importantly, we plan to hold a town hall for all shareholders in the autumn with the help of our managing agent, Orsid Realty, where experts can lay out some guidelines and answer your questions about how much and what kind of insurance you need.

Some of you will recall that the leak put the front service elevator completely out of commission. Thanks to a heroic effort from John Van Deusen, a long-time 336 resident, we were able to expedite that elevator's repair, which helped limit the disruption. Before the leak there were two renovations under way in the front of the building and now there are four, so having the service elevator back up and running as soon as possible was extremely important in the remediation plan. That is just one example of how our neighbors helped out where they could during this challenging time, something for which we are all grateful.

A quick update on the Window Program: we have selected WJE Engineers & Architects, P.C., as the independent window evaluator. We will be developing detailed specifications in order to classify each window type as a shareholder-owned window or a building-owned window. We are hoping to have those guidelines completed before Labor Day and are targeting evaluation of the windows soon thereafter.

We welcome noteworthy items for publication in these newsletters. Please e-mail James Graff or any of the board members with news you would like to share with the 336 community.

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

The Leak and All That Followed

A world of trouble began on May 4th for some residents of 336. The building's plumber, Carrera, had replaced a 2-inch water pipe on the 4th floor when renovations there offered the opportunity to do so--standard procedure in a building as old as ours, when any open wall affords an occasion to make timely and prudent improvements.

But at around 6:30 that evening, after the workers had left for the day, a poorly executed weld on a joint there burst. Suddenly water spewed out of the break, pushed by hundreds of pounds of pressure from a column stretching up to the 17th floor and the water tank above.

Sergio moved as quickly as possible to shut off the flow of water from above the leak, but the damage was immediate and extensive. Water was soon draining through the floorboards and walls of the fourth floor into the third, the second, the ground floor and the building's basement. Pumping out and sopping up that immense volume of water was an all-hands-on-deck affair that took the 336 staff much of the night and beyond.

After the deluge came the assessment of damage, some of it immediately obvious and some more insidious. The Board and Orsid hired an outside insurance adjustor, Denice Motta of Power Adjustment Group, to coordinate and organize claims among the insurers of the plumbers, the building, and affected shareholders. Shareholders affected by the leak say her efforts have helped to smooth what has nevertheless been a complicated and sometimes contentious process.

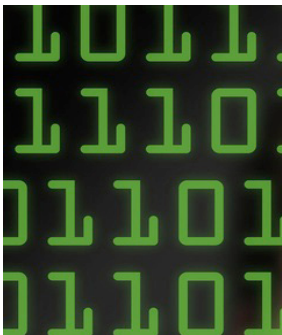
The work done in the months since the leak has been extensive: wholesale replacement of walls and baseboards; removal of damaged plaster and intricate work to install new plaster; painting, refinishing and in some cases replacing floors. Some residents have been forced to live in hotels or with friends for months.

Those repairs have had many downstream effects--and some updraft ones. The welding on new pipes generated some smoke that rose behind the walls, emerging with an odor through vents in higher floors. That made further remedial work necessary.

The leak has caused the Board to take some longer-term precautions. There has been an exhaustive survey of the building's innards for any sign of mold. Electrical switch boxes have been proofed to make sure all the lines are safe. And after soliciting bids, the Board has commissioned the building architect, Ethelind Coblin Architects, to survey the basement, 8th floor and 16th floor to locate all water shutoff valves, construct digital drawings of their location, and assemble a formal plan for shutting off water in different parts of the building. That plan will be available to all staff at all times.

Such a plan wouldn't have prevented the woe we had this year. But it could be of great value in the very unlikely event that anything similar were to ever happen again.

336 Goes Digital



In line with its pledge to cut the wasteful, expensive and inefficient flow of paper in 336 communications, the Board has begun testing its own digital system for sharing information and will soon be approaching all shareholders with a request for email addresses. While preserving the right of any shareholder to continue receiving all official communications in paper form, we're relying on the expertise of new board member Martin Propper to provide a secure way for you to receive Board communications, proxy materials, emergency memos, annual meeting material, and party invitations digitally instead of on literally reams of paper.

We'll keep you apprised--on paper, for now--of how this is progressing. At this point it looks as if this newsletter could one day be the last remnant of the print world at 336 CPW.

336 CPW BOARD

Seth Segel, 9E/10E
Co-President
ssegel@mindspring.com

Cindy Michel, 12CD
Co-President
czmichel@gmail.com

Michael Gordon, 4AB
Treasurer
mlg.gordon@gmail.com

Patrick McCloskey, 15D
Secretary
PMcCloskey@blankrome.com

Anne Corvi, 3F
arc-ed@juno.com

Karen Davidowitz, 12A
karendavidowitz@aol.com

James Graff, 6D
jamesgraff1@gmail.com

Todd O'Donald, 14A
toddodonald@gmail.com

David Bither, 8B
dbither@nyc.rr.com

Martin Propper, 9F
martinpropper@gmail.com

SUPERINTENDENT

Sergio Ochoa
mendoza1961@aol.com

ORSID REALTY CORP.

John Devall
Account Executive
jdevall@orsidr.com
tel. 212-484-3760
fax. 212-586-4524

Better Safe Than Sorry

Do you have enough homeowner's insurance coverage? One bitter lesson of the leak debacle is that all shareholders should ask that question now rather than when it becomes acute.

To help you answer it, the Board will be scheduling a Town Meeting in the autumn where experts will discuss insurance coverage for coop shareholders. Details will be announced early in September.

In the meantime, please consider that it is easy to underestimate what it costs to restore a fire- or water-damaged apartment. The building carries an insurance policy that covers all the structural elements of the building. It does not cover fixtures, furniture, wallpaper, furnishings, decorations or alterations made or installed by a shareholder or any of your predecessors in title.

Typically, many such improvements are already in the apartment when a new owner moves in, including kitchen cabinets, fixtures, wall coverings, built-in furniture, bathroom fixtures, and refinished wood floors. Because these improvements are often taken as givens, it is easy to forget that from an insurance perspective, adequately insuring them is the responsibility of the shareholder--even if the damage they incur is not due to any negligence on their part.

Another cost to consider, and one we hope to address more fully at the town hall, is coverage for loss of use of your apartment. Restoration of a unit after a leak like the one 336 experienced in May can take many months, and housing costs in New York may no longer be in the same register as they were when you purchased your coop insurance.

Liability insurance and coverage for your personal property, including any expensive artworks or family heirlooms, are among the other topics you should be on top of, and we hope to offer some useful guidance on those matters as well.

Cast-Iron Tubs

A 336 shareholder has raised a concern that the glaze on original cast-iron bathtubs in our building may contain lead. In any building as old as ours, as likely is the case with numerous pre-war buildings throughout the City, the presence of lead is a possibility, which is why by law every sales agreement for a property built before 1978 includes an official form disclosing and acknowledging any lead-based paint hazards.



It is the responsibility of individual shareholders to undertake whatever efforts they consider prudent to determine the presence or remediation of lead in their apartment. According to the Environmental Protection Agency, "Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window." If you have small children who spend a lot of time in an original glazed, cast-iron bathtub, make sure the tub's surface is unmarred. You can find out more, including links to firms that do lead assessments, at the site epa.gov/lead.