



## Spring Track

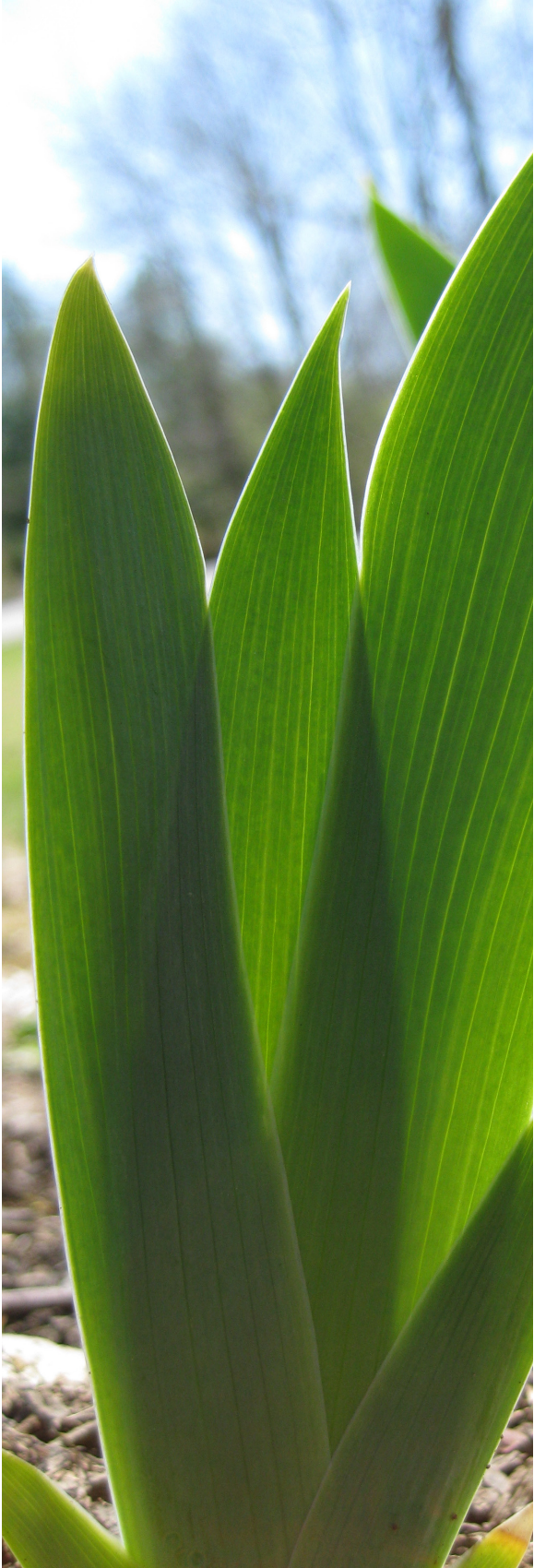
If you need a new live sports buzz now that the Super Bowl and the Winter Olympics are over--or if you want to watch something with more tradition behind it than slope-style snowboarding--consider a trip up to The Armory in Washington Heights. It is one of the fastest and most celebrated indoor track-and-field venues in the world, hosting more than 100 track meets and other events over the course of the year.

The track's importance goes beyond that. The nonprofit Armory Foundation runs the Armory College Prep program, which provides rigorous after-school academics and college guidance to young runners from Washington Heights, Inwood, Harlem and elsewhere in NYC to get them into and through college. The Armory also has programs for younger kids and opens the track to runners from the community in the mornings. There's more on that at their website, [www.armory.nyc](http://www.armory.nyc).

Armory Co-President Jonathan Schindel, a 336 shareholder, points to two interesting events ahead. The New Balance Nationals Indoors on March 9-11 "is the high school national championship and the Armory is packed with the best high school runners in the country," Jonathan says. Check out [www.armorytrack.com](http://www.armorytrack.com) for details on tickets.

The Armory NYC Indoor Marathon happens a week later, March 16-18. Most of the events are team relays in which even joggers and kids can participate as part of a team completing a 26.2-mile marathon (221 times around the track). Then on Saturday, March 17th at noon, it gets serious, when elite runners take to the track to compete in a full marathon.

"NY native Lindsey Scherf should take down the women's world record," Jonathan says. Viewers can also watch Chris Zablocki defend the men's world record he set at The Armory track last year against former record holder Malcolm Richards, an elementary school teacher from San Francisco. It's an easy subway ride on the C line to 168th Street and a quick walk over to 216 Fort Washington Ave., and admission is free.



## CO-PRESIDENTS' POTPOURRI

Dear 336 CPW Friends and Neighbors,

We hope everyone started off 2018 on the right foot. It's hard to believe that it is almost spring despite the irregular weather throughout the winter, during which the Board has tried to progress on its ambitious agenda.

Mandatory Local Law 11 is upon us, which demands a five-year inspection and, where necessary, repair of the building's façade. We have engaged DNA Contracting as the first step in this process. As you will have noticed from the scaffolding enveloping the building, they already have begun their work. If all goes as planned, the scaffolding should be gone before the summer begins.

We have started preparations for our annual shareholders' meeting, which will take place at 7:00 pm on May 7, 2018, at the Alexander Robertson School, 3 West 95th Street. Meeting materials will be forthcoming in ample time before that date.

Following a strong period of sales, shareholders' demands to conduct alterations and renovations have accelerated. As many projects have been completed or are nearing completion, several new projects have begun and there are multiple others waiting for approval. As noted previously, the number of renovations creates a tangible strain on the building's infrastructure, on Sergio and our staff. The Board continues to manage the alterations schedule on a monthly basis. We want to take this opportunity to remind you again that future projects may be deferred and/or supplemental charges for renovation projects may be assessed to cover the cost of additional staff support.

Your Board is very focused on stringently enforcing the rules in the published Alteration Agreement. These rules, fully laid out on our website at <http://336cpw.org/>, were refined and updated in the summer of 2017. It is the Board's central responsibility to protect the financial interests, safety and well-being of the shareholders. The alteration rules have been set down to provide shareholders and their contractors with a clear, unambiguous view of the requirements, time and costs associated with a proper alteration package submission.

Poor contractor work can result--and has resulted--in water leaks, noise violations, and NYC code issues. If shareholders choose not to abide by the requirements, or use contractors who ignore or skirt the rules, your Board is obliged to be strict in its enforcement of the rules, to protect other shareholders and minimize risks of financial exposure for the co-op. The consequences can include longer review processes, higher costs for the shareholder, and remediation work that lengthens construction periods.

We require our independent building architect, Ethelind Coblin Architect LP, to review each alteration submission in great detail, and to undertake multiple, on-site progress reviews throughout the construction to make sure those plans are adhered to in full. The cost of those controls are incurred by the shareholder conducting the alteration. While some may see this as onerous, the process unquestionably benefits all shareholders.

We cannot emphasize enough, however, how important it is to work with and retain quality architects and contractors for all work. The experience of alterations over the years clearly proves that "you



get what you pay for.” While some contractors may seem less expensive at the start, the costs can and often do rise as the realities of the requirements and remediation work evolve. The co-op can provide a list of recommended specialists who have conducted work successfully in the building, clearly understand the building’s rules and regulations, and have a strong working relationship with Orsid, Sergio and his team.

The inventory of the building’s windows has been completed and we will soon be able to move forward on the window replacement program, as we have laid out in numerous communications over the past year.

Please remember that we are using email for most shareholder communications. To make sure email from the building doesn’t get caught in your spam filter and diverted to your junk folder, please add [information@336cpw.org](mailto:information@336cpw.org) to your safe list. For those of you who have yet to register, please do so at <http://336cpw.org/register/>.

We welcome noteworthy items for publication in these newsletters. Please e-mail James Graff ([jamesgraff1@gmail.com](mailto:jamesgraff1@gmail.com)) or any of the board members with news you would like to share with the 336 CPW community.

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

##### Springtime Means Shredding

As we have in years passed, the building has arranged for a shredding truck to be outside the building on Saturday May 12<sup>th</sup>, from 9:00am to 1:00pm. Please avail yourself of this chance to turbocharge your spring cleanup.

#### Canine Patrol

Undercover agents from the Sanitation Department are on the local lookout for dog owners who fail to clean up after their dogs, according to Lisa Kava in the West Side Rag. While this is surely no cause for alarm among our building’s highly responsible dog owners, it might offer some solace to those of us who have noticed an uptick in sidewalk messes in recent months.

While failing to scoop poop is a perennial complaint among Upper West Siders, there is some evidence the problem has been getting worse: one study found that 311 calls on the unpleasant subject rose 180% between the first half of 2015 and the first half of 2016 alone.

When a 311 complaint is made, the sanitation department dispatches enforcement agents to catch perpetrators in the act. “Sanitation has found that most 311 complaints for failure to remove canine waste occur before and after people go to work,” a department spokesperson told the West Side Rag. “Unless there is a specific time frame in the 311 complaint, enforcement agents generally spend up to two hours in the morning and two hours in the evening patrolling.” Offenders caught leaving their dog’s leavings in place are issued a \$250 summons/ticket for the offense.

In fiscal 2016, the Sanitation Department wrote 21 summons in all of Manhattan for violation of the K-09 Pooper Scooper Law, according to the spokesperson. That low number suggests that the department’s bark is a lot bigger than its bite.

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#### New Neighbors

Paul Kratz and Jay Harris, the new shareholders in 5D, have moved around a lot over the 27 years they’ve been together: Chestnut Hill in Philadelphia, Baltimore, West 87th Street, West Palm Beach, Beverly Hills, Miami, Palm Beach, and--most recently--the West Village. Last year they closed their jointly run business, First Dibs, which sold high-end furniture and decor from the mid-20th century onward. By taking up their new apartment, they are also putting the final pieces in place for opening a new chapter.

“The idea was always to move uptown when we shut down the business,” says Jay, who hasn’t stopped working, exactly. He volunteers at the 74th-and-Broadway thrift shop of Housing Works, an esteemed NYC non-profit that fights AIDS and homelessness.

Paul has a full-time position as sales director of The Alpha Workshops, a 24-year-old non-profit that trains and employs at-risk youths, as well as adults with disabilities or other vulnerabilities, in the decorative arts. The outfit produces custom wallpaper for top designers and has taken on high-profile jobs like redoing Gracie Mansion for Michael Bloomberg and performing what Paul calls “an emergency ceiling gilding” for a certain well-heeled Midwestern governor who wanted his grandiose UWS ‘pied a terre’ to look just right in time for Thanksgiving.

Paul and Jay like old movies and operas that are either very old--Claudio Monteverdi, for instance, from the early 17th century--or very new: they’re looking forward to next season’s Met premier of Nico Muhly’s “Marnie,” a reworking of the novel Alfred Hitchcock made into a movie with Tippi Hedren in the title role.

Please welcome Jay and Paul to 336 CPW.



#### Leak Vigilance

The Great Flood of May happened quickly and caused massive damage to many apartments. Sergio is continuing his training regime for the staff on where all the shutoff valves are and how to get to them quickly.

But shareholders are also responsible for keeping an eagle eye peeled for even slow leaks. A dripping radiator is more than a nuisance: It can be the beginning of an costly infestation of black mold. Poor connections to washing machines and other appliances have proven problematic, too.

For that reason, the building urges all shareholders to affix water-leak alarms near any appliance that uses water, and to have automatic shut-off valves installed as well. The cost of those items are far lower than your insurance deductible in the case of a leak event. And when you go away for the weekend or longer, consider taking the prudent precaution of turning off the water. It could save you and your neighbors from a sea of troubles.

