



# 188 East 70

## 188 East 70th Street Condominium Association Board of Managers Newsletter

### Please Note:

Adherence to the by-laws is our mandate and essential to the security of both the residents and of the building itself.

Whether you own or lease, you should have a copy of the by-laws. If you do not have a copy, please tell the concierge. The resident manager will see to it that you have your own copy.

Thank you.

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### Progress, Progress, Progress

As you should be aware from the announcement letter, the Board of Managers has engaged the services of Rose Associates as Managing Agent. This was necessary in order to bring a higher level of service and support to the management of the building. They took over on June 1<sup>st</sup>

and we have been very impressed by the speed and effectiveness that they have shown in becoming familiar with the needs of the Unit Owners and the building systems.

Our energetic and highly effective Resident Manager, Eugen Arjoca, has again

made significant progress in identifying and resolving system problems and imposing strict maintenance schedules. The switchover to new water heaters went very smoothly and additional progress was made to making the engineering and supply spaces ship-shape.

Installation of custom loomed wool carpeting in the residential hallways has been completed and those hallways and doors painted.

The cloud painting on the lobby ceiling has been restored to its original condition.

A custom built receptacle to receive the trash that once accumulated outside the professional office suite has been installed.

Please read the inside article which details all of the progress made on the issues addressed in the previous issue of the newsletter.



The atrium has new plants, new paint and a professional service to provide regular maintenance. Constant knowledgeable attention is required to have healthy and

### Keys to a Secure Building

The Board has purchased and will install the KeyTrak system for enhanced building security.

KeyTrak is an industry leader with over 6,000 installations in apartment communities, hospitals, military installations, etc. Their client list includes the Federal Reserve, Federal Express, Trump Towers and the

Pentagon.

The design work for the concierge desk and package storage that will hold this system is done and cabinetry is being built. Rewiring and installation of cabinetry is expected to be completed by Labor Day.

Once this is done, you will receive information on how

the system works.

We anticipate that the great benefit of knowing who had access to your apartment — and for how long — will give residents the sense of security that this system has given residents of other buildings.

Another key to good building

*(Continued on page 2)*



The eKeyTrak system will be installed in the concierge station.

*A remote control for the front door that will be operated by the concierge will be installed in the near future. Four additional security cameras will be a part of this system.*



The cooling tower contains thousands of gallons of water. The floor was never waterproofed. This must be done to protect against flooding of units below.

## Keys to a Secure Building

*(Continued from page 1)* security is to bring our sales and lease package requirements up to the new recommended standards for luxury condominiums such as ours.

Rose Associates suggested this when they first started working with us. They know that we are concerned about security as never before and that it is more important than ever before.

An excellent way to keep abreast of best practices regarding the operation of a secure luxury building is to join the Council of New York

Cooperatives and Condominiums. We have purchased a membership and one of our board members has volunteered to attend their regular meetings and submit a report.

The reconfiguration of the concierge area has given us an incentive to upgrade our surveillance system from the current monitor based to a much more sophisticated motion sensing computer based digital system.

We will be adding two more cameras to cover the front door and the service door.

These cameras will be

necessary to complete the final addition to our building security enhancement — the self opening front door that can be operated by the concierge.

With regard to concierge services; to date we have been unable to fill the open position for afternoon concierge. Rose Associates has suggested that we hold off our active search for this position for the summer months. Prospects that have done training at other top quality buildings as summer replacements look for jobs in the fall upon the return of the permanent staff.

## Project Report

In the last newsletter we addressed projects in progress and projects approved. This report refers to each of those points in turn:

1. The water heater project has been a tremendous success. The “brown water” is gone (for good, we hope) as far as we can tell. Please see the photos and the article on the page opposite.
2. We have completed installation of custom loomed all wool carpeting throughout the residential hallways. Hallways and doors were painted as part of this project. Please read the story in this issue regarding the carpet and how you can help keep it looking new.
3. The building’s main HVAC unit was causing leaks which we reported in the previous issue. We thought it would be a very costly and complicated project to effect a remedy. Instead of having to raise and re-pitch the floor of the room which was improperly constructed, it was decided to raise the HVAC unit and put it in a pan that is piped to a floor drain. This works perfectly and we do not have to rebuild the floor at this time.
4. Leaks were also coming from the cooling tower. It was decided to do much the same thing with this problem and the result just as effective. Pans were placed at the leak sources and piped to a floor drain.
5. We had intended to replace the stained and worn carpet on the second floor with tile to match the atrium. This will not be possible since the tile is unavailable from any source. A committee has been formed to deal with this issue.
6. Thanks to Ms. Inge Heckel, our beautiful cloud ceiling has been restored. We were very fortunate that she knew a world-class painter specializing in fabulous ceilings.
7. The reevaluation of the gym and its equipment, the possible redesign to include a stretching room, has been also been deferred to the next budget cycle.
8. We consider ourselves lucky that the old worn-out carpet in the playroom has not yet been replaced. There was a major leak that damaged a large portion of that carpet. Insurance will now help in defraying the cost of installing the new carpet.
9. The professional suites now have a custom designed receptacle for their refuse. It no longer accumulates over the weekend creating an unhealthy eyesore.
10. The improperly installed waterproofing on two terraces has been repaired and leaks should no longer be an issue.
11. The leak in the doctor’s offices has been resolved for the time being with the cooperation of the owner of the commercial unit that was the source.
12. We have not made significant progress on the nail salon odor problem.

## Stainless Steel Water Heaters Have Been Installed



get the normal life expectancy from these new heaters.

In residential units where water use is constant, we expect dramatic improvement or elimination of this problem. In units that are not occupied for extended periods and water use is not constant, owners can arrange with the resident manager to regularly run the water to maintain water quality.

Below is an outline of the installers have good cooperation and access.

Two water samples will be taken after the flushing and sent to the lab for analysis.

A written report of the results will be forwarded to the building management.

*The replacement of major systems in a residential building can become a nightmare for the occupants. Our Resident Manager pulled this off without a hitch or a hiccup.*

*This was a very big project and, except for the shutdown of water to flush the system, residents may not even have known it happened.*

Two of the four new stainless steel water heaters now installed. These units are more

The replacement of major systems in a residential building can become a nightmare for the occupants. Our Resident Manager, however, pulled this off without a hitch.

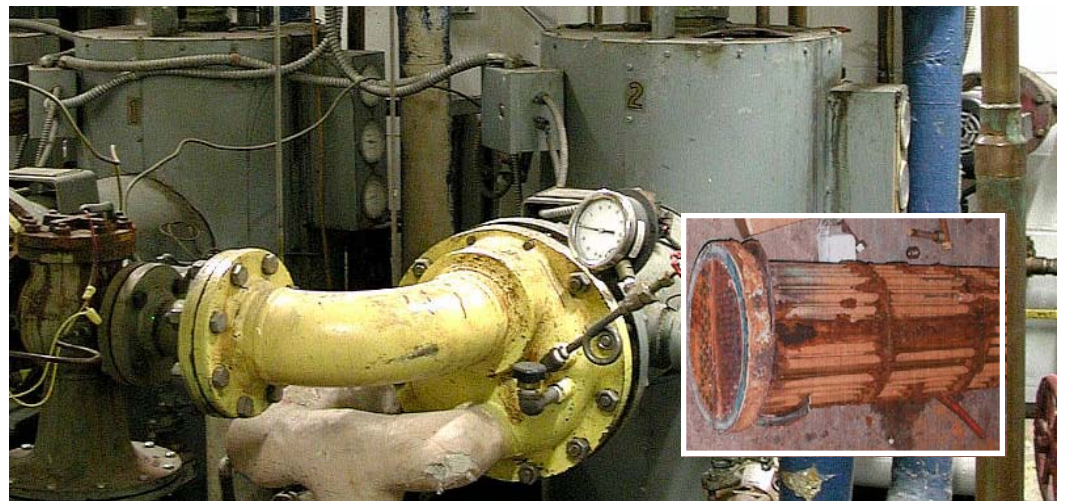
This was a very big project and, except for the shutdown of water to flush the system, residents may not even have known it happened.

Each of the pairs of water heaters can supply the building with adequate hot water. This allows the shutdown and repair or replacement of the system without inconvenience to the occupants of the building.

also corroded to some degree and are confident that the major “flushing” of

the entire system will remove most of this “brown water.”

After the new system is installed we must again look to proper maintenance to



This photograph shows the two hot water heater units replaced by the two units in the photograph above. The inset shows

## Custom Loomed Wool Carpet for the Hallways



Custom loomed carpet from Stark Carpet.

nearly impossible to move than to properly maintain those systems. The board is confident that our insistence on proper maintenance will prevent any occurrence of this nature in the future.



All hallway walls and doors were freshly painted as a part of the carpet project.

*It costs a great deal more to replace systems that fail than to properly maintain those systems. The board is confident that our insistence on proper maintenance will prevent any occurrence of this nature in the future.*

the internal plates in the air conditioning heat exchanger had not been cleaned in over fourteen years.

One reason for this problem is the original installation of the heat exchanger. It was



The building has retained the services of a firm specializing in the cleaning and care of high quality wool carpeting.

## The Engineering Spaces are Ship-Shape

The most important aspect of building maintenance is to do it properly and effectively. It is a question of time as well as money.

Due to a ered. The floor of the air conditioning room is not pitched properly for drainage. It takes hundreds of gallons of water to rinse the plates of the heat exchanger. The floor had to be covered with heavy plastic sheets to guide the water to the drain. This



Main water pumps

maintenance problem was the lack of a fully trained those systems. The board is confident that our insistence on proper maintenance will prevent any occurrence of this nature in the future.



Fire pump

became another big project.

The pitch of the floor must be corrected and a flood preventive door frame must be installed. The lack of waterproofing below the air conditioning compressor has already caused occasional leaks in the units below. Another reason for this



Newly painted with high-gloss paint maing the passageways easier to maintain.