

Fall Report

2003



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

Be Happy!

We have been informed by our front staff that quite often, real estate agents go out of their way to say they love showing our building. They say it is a beautiful building and it is so well maintained that they can't believe it is not a brand new building!

Buildings, over time, develop reputations that are, like other reputations, hard to live down when they go bad. We continue to be very aware of this and devote our efforts to protecting the investment of the Unit Owners.

Façade Repair and Maintenance

New regulations of local law 11/98 require that the exterior walls and appurtenances of the building be inspected every five years. Since the last inspection, due to the normal process of age and weathering, there has been significant deterioration of areas of the façade and the building was declared to be "unsafe".

An "unsafe" façade condition must be remedied immediately by the erection of the sidewalk "bridge" that you now see.

The Board of Managers has received the report of the engineers and is considering, with the assistance of the Managing Agent and consulting engineers, how most effectively to proceed.

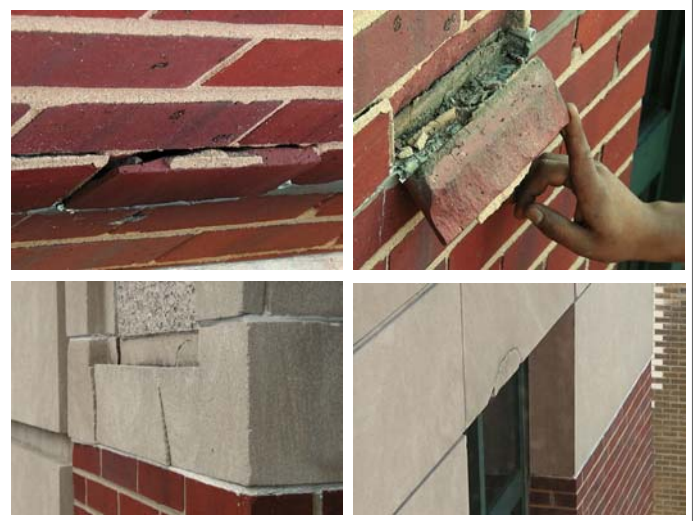
The city monitors this situation on a regular basis and we are obliged to repair this condition as soon as possible. The cold season is not a good time to do façade repair and we are able to use this time to plan the most cost-effective way to do the repairs needed.

We are also very aware that we not only need to strictly adhere to the law, but we want to do everything necessary to maintain or increase the value of the owners' investment and the quality of life of the residents.

We understand that many of the Unit Owners and residents

find the "bridge" an unattractive intrusion into their daily life, but we have made every effort to make it as safe and attractive as possible under the circumstances. There are cameras monitoring the "bridge" instead of razor wire and the very high bridge makes

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The photographs above illustrate a variety of the potentially dangerous flaws in the façade of 188 East 70th Street. We were required to erect a scaffold to protect the general public and to make repairs to secure the façade.

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Second Floor Hall Carpet Replaced with Tile



The worn, stained carpet that had covered the second floor hallway has been replaced by tile that complements the tile in the atrium.

Stressed Out



Our beautiful atrium all dressed up for Halloween.

Façade Repair and Maintenance

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 street life a little less grim than the dark low bridges you see on other buildings.

We are committed to having the repairs done as soon as possible so the bridge can be removed. At this time we expect the cost of the repairs to require a significant assessment, but it is not possible to speculate on the

amount until a contract for all of the repairs can be negotiated.

The engineers report and the 49 pictures included for illustration of the needed repairs will be available for review on the building's Web site at www.188e70.com. You can also review our past newsletters and reports at the site as well.

Playroom Ceiling Upgrade



The ceiling in the area of the playroom used for basketball will be replaced with sheetrock and athletic lighting. At present, the tiles must be replaced often. We are concerned that at some point, older children may play hard enough to break a light fixture and get hurt. We can be safe and save money as well.

The stress of all this activity should be seen as a positive sign of the health of the market. Due to low interest rates and refinancings, it is not unusual for people to take advantage of this opportunity to upgrade their homes. This situation will not last forever.

Due to low interest rates and refinancings, it is not unusual for people to take advantage of this opportunity to upgrade their homes. The noise and activity relating to construction produces stress on everyone in the building including Unit Owners, residents and staff. This situation will not last forever.

Many Unit Owners have suggested that we impose restriction on construction going forward. Most incoming new owners want to replace the kitchen and bath at the very least. Restrictions on renovation may sound like a good idea to lower the noisy activity, but imagine that you want to sell your Unit and the buyers are informed that they may have to wait for three years to start. Talk about stress!

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The staff, however, has to coordinate all this activity and try to keep the Unit Owners and residents happy at the same time. It isn't easy to herd forty or fifty contractors, maintain security, and keep our brand new carpets and walls from being damaged.

When some Unit Owners and residents take out their stress on the staff, it is not only unfair, but makes it much more difficult to retain hard working, good people. We have a staff of effective and competent workers to serve us and they deserve to be treated respectfully.

At the very least, we all need to be considerate of each other. No one, including the staff, is required to take abuse and foul language from anyone, including the Unit Owners and residents of the building.

Some stress is unavoidable, but that which can be avoided makes us all happier. Please try to help us keep the stress level down by trying to understand the difficult situation we all share.

Thank you for your help.



Stanley, Stefan and all the rest of the staff including porters have high quality new uniforms including topcoats for the doormen.