

Spring Report

2004



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

Leak Season

We need to remind you again that “leak season” is upon us. Your HVAC units need to have their filters changed and their pans and drains cleaned of the accumulated debris that is *always* found there.

This is a common problem with in-wall HVAC units. It requires the diligence and cooperation of the Unit Owners and residents.

The life of your HVAC unit can be extended with good maintenance. Also, neglect can cause serious damage to your unit and perhaps to your neighbors.

Please call the concierge to arrange to have your unit inspected. Thank you.

Board of Managers

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Façade Repair and Maintenance Update

At time of publication, the board has met with the engineering firm, Midtown Preservation, to review samples and discuss options for repair of the façade. Actual repair examples have been prepared on the West wall just above the Atrium. (illustration at right)

Based on those sample repairs, we have tentatively chosen to proceed with a specific type of remediation. Specifications are currently being prepared and will be submitted for bid.

We strongly encourage you to attend the annual meeting where representatives from Midtown Preservation will give a presentation of the process. They will be available to answer any questions the Unit Owners



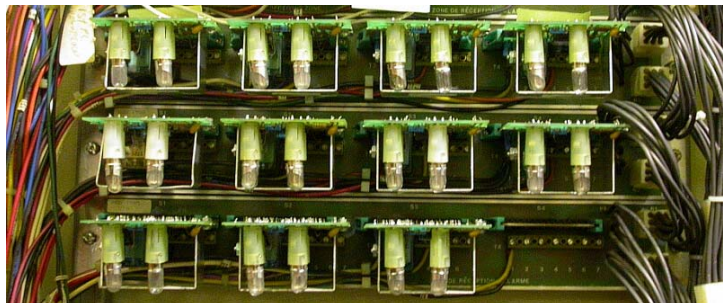
Above the Atrium, on the West wall at the third floor level, a sample of what the façade remediation would actually look like has been installed. Two different possible techniques have been proposed. The costs and benefits of each are being carefully considered.

may have regarding the process. We will have a photo display of images taken during the Cycle 5 inspection (all images are available on-line at www.188e70.com) to make it easy for all to understand the various façade issues that

must be addressed.

There are no perfect solutions to this kind of remediation. The choices are mainly how soon you want to revisit the issue and the maintenance of the esthetic appeal of our award winning building.

Fire Alarm System Repair



Our commitment and aggressive attention to maintenance and safety issues led to the discovery of certain aging circuit problems in the fire alarm system. A complete inspection and repair was immediately undertaken and is now complete.



Rental of the Atrium/Playroom

Playroom and Atrium Rental Contract

When renting the Atrium for private parties, the playroom is always included in the rental. The greater interest in reserving the space for private parties along with a greater population of children has required modifying our informal set of rules and made it necessary to formalize the process.

We are presently writing a

formal contract to cover the details (deposits, insurance, catering, etc.) that must be included in the rental of the space. The general rules for access will not be changed.

We are happy to have more children and more use of our beautiful Atrium, but must make some changes to serve the interests of all concerned.

Playroom Ceiling Upgrade Update



The ceiling has been repaired in the area of the playroom used for basketball. Enrico, our excellent new Handyman, did the work converting the tile to sheetrock and installing sports lighting. This successful upgrade has convinced us to proceed with plans to continue the conversion throughout the playroom. It seems to be a much better and safer solution to tile breakage and the inherent safety issues.

The Fire Department has issued verbal warnings regarding unlawful storage of objects in the hallways.

It is a violation of the fire code and a serious safety issue. We hope to be able to make room for strollers in the playroom.

KeyTrak is On Track!

It is very important for you to give us all keys required for access to your unit. Emergencies may occur when you are not here. We have provided the finest and most secure controlled

access system for your protection. Your cooperation helps protect us all. This is a very important aspect of this system and we really need everyone's cooperation. Thank you.



Over 80% our residents are now using the KeyTrak computerized access system. For both security and safety, the system has been a great return on investment. We encourage all Unit Owners to participate and make the system a complete success.

Upcoming Projects

Intercom

The current intercom system has not functioned properly for some time. Because it is an antiquated proprietary system, repair parts are hard to acquire and very costly.

We have decided to move to a product that works through your existing telephone system. After presentations from the two selected vendors, we will make a final decision and arrange for the installation.

It will be very convenient to be able to answer the intercom when it is on several of your existing telephones.

Ventilation System

We have had some complaints about smoke and odor infiltration from some Unit Owners. We are researching the possibility of increasing the power of the main roof mounted ventilation fans without adding to the noise level.

This could be a complete solution to the problem, but will probably require cleaning the ducts and some other engineering changes.

This is a difficult issue to resolve, and we will do all we can to alleviate these problems.

Storage for Strollers

We have had a verbal warning from the Fire Department that we are in violation of the fire code due to strollers and other objects stored in hallways.

We are looking for ways to make it possible for residents to store strollers perhaps in the playroom. Other items must be removed because we will be subject to escalating fines.

Laundry Room Upgrade

We have negotiated a new contract for the laundry room.

The vendor will install state-of-the-art machines, replace the ceiling tiles and provide us with a new floor.