

**Winter - Spring  
Report  
2011**



# 188 East 70

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

### FAÇADE INSPECTION PASSED

188 E 70th Street has passed inspection!

The City of New York under local law 11, requires that every five years, the façade of all buildings over six stories be closely inspected for unsafe conditions.

All residents of the building in 2005 will remember the “bridge” scaffold that was up for many months during inspection and repair of the building façade.

The planning and good work of the contractors has paid off.

### Lobby Redecoration



The recent efforts to redecorate the lobby came after agreement that the very worn existing furniture needed to be replaced.

The Board engaged a decorator that specialized in lobbies. After this project was begun it was discovered that they could not reproduce the fabric chosen for the sofa. We terminated the contract with that decorator.

Jeffrey Bilhuber, a world renowned interior decorator who happens to

live in the building, stepped in with an offer to help.

He made a presentation that made clear his understanding of our very busy lobby and generously agreed to redecorate, selecting new furnishings and wall coverings at his cost.

The Board of Managers believes that the result is very elegant and in keeping with the traditional style of the building. This new look is warm and inviting, creating a

good impression and gives us badly needed additional seating.

It is never possible for everyone to agree on something that is a matter of taste, but this is a very creditable effort by Mr. Bilhuber.

His lavishly illustrated Rizzoli book “Defining Luxury”, is a testament to his career of over twenty years serving the most discerning clients.

His website [www.bilhuber.com](http://www.bilhuber.com) displays the full range of his work.

### Board of Managers

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### Elevator Modernization

Developing a plan to modernize the elevators in a luxury high-rise is fraught with all the issues that attach to complex high technology projects but includes interfering with the daily lives of very busy people who don't appreciate disruptions.

As we did with our successful façade project in 2005, we wanted to be certain to select the very best team to make this big project go as smoothly as possible. This has taken quite some time, but we are ready to proceed.

A letter dated February 14, 2011 detailing the project was sent to all unit owners from the Board of Managers. The cost is anticipated to be \$793,000 funded by special assessment paid over 18 months.

Centennial Elevator Industries has been selected for the project.

The tentative work schedule is:

- Medical office; May to June
- Passenger #1; June to Sept.
- Passenger #2; Sept. to Dec.
- Service elev.; Dec. to Mar.

The only aesthetic changes in the elevator cabs will be the control

panel. The Board has taken every possible precaution that this major project will cause as little disruption as possible. It is inevitable for there to be some discomfort with construction of this magnitude affecting services used by everyone every day.

We are committed to do everything we can to keep the inconvenience to a minimum. The Unit Owners and other residents will be happy to leave old erratic elevators behind and look forward to completely new, state of the art elevator systems.

## Verizon Fios is Here!



A new law requires that companies competing to provide cable and Internet services be given access to buildings to install their equipment. Verizon Fios has now been brought into the building and a 4 inch riser had to be passed through the slab for all 31 floors of the building.

This service allows Unit Owners and other residents the opportunity to choose an alternative to Time Warner for these services. You can see the variety of services provided by Fios by visiting [www.verizon.com/fios](http://www.verizon.com/fios).

## By-Law Amendments

There are two amendments still pending that need to be passed.

### Water Sensors:

This amendment concerns installation of electronic water sensors that notify both you and the building that a leak has occurred.

Many Unit Owners have already installed these sensors and the building has experienced far fewer major leaks. When a leak occurs, it is less likely to be able to spread and affect many other units.

As soon as the amendment is passed, we will be able to include a requirement for installation of these sensors in the sales package for new owners and also for renovations.

### Homeowner's Insurance

The other amendment that needs to be passed is a requirement that each Unit Owner carry homeowner's insurance. The current by-laws do not require it. Owner's without insurance can cause difficulties for other owners with significant damage claims.

### Please Vote on the Amendments

Both amendment have not yet received the required two-thirds approval to be incorporated into the by-laws. They will be on the ballot for the annual election. This is very important, so please vote.

Thank you.

## Medical Lobby

The entrance to the professional offices needs to be updated with new safety features such as a non-slip floor, better lighting and signage. A new intercom system was installed that includes video surveillance.

This work will be done at the same time that the elevator renovation is taking place.

## The Sauna is open! New controls and a clock have been installed

New controls have been installed for both men's and women's saunas. They were not functioning for quite some time but are now properly permitted and fully functional.

In addition a wall clock that is visible inside the sauna has been installed on the wall opposite the door.

The saunas are located inside the men's and women's locker rooms.

