

Newsletters

Examples

2 of one-page

3 of two-page

3 of four-page

1 of five-page

Newsletters

One Page

155 East 49th St.

East 37th St. Apt. Corp.

155 EAST 49TH STREET

Issue #2

NEWSLETTER

April - July 2005

Around The Block

The Turtle Bay Association has announced the printing of their new walking tour of our area, titled "A Day In Turtle Bay."



This 30-page pocket guide features twenty area sites, complete with photos and historical information. Sites in the booklet range from the well known, like Turtle Bay Gardens (1850) and the Chrysler Building (1930), to the lesser-known clapboard houses on 53rd Street (1866), and the former Beaux Arts Institute of Design (1927) and the former Rockefeller / Museum of Modern Art Guest House (1950).

The guide is free for Turtle Bay Association members, or \$5 for all others.

For more information, or to purchase your copy of "A Day In Turtle Bay," visit the Turtle Bay Association at 224 East 47th Street or call (212) 751-5465 (please call before arriving - since T.B.A. is an all-volunteer operation, the office may not be staffed full-time.)

Building Updates

Storage Room

The first storage room renovation is complete, and rentals have begun. There are still a few small bins (3'x5'x3'9") still available for a rental rate of \$20 per month. Also available are bike racks, which are a \$60 one-time fee for the length of co-op ownership. See Alex for details on rental availability.

The second room in the basement is currently undergoing renovations, and additional storage bins may be added if there is interest expressed by residents.

Renovations

Are you thinking of renovating your apartment or maybe just doing a little fixing up? Before you start, please check with Superintendent Alex.

He can help you coordinate deliveries and workers with the building staff, which hopefully will make things run smoother for you. Most important, he will be able to tell you what forms (if any) would need to be filed with the building.

Board News

Meet the Board

The following are the elected Board Members of 155 East 49th Street Corporation, as elected by the shareholders at the Annual Meeting on April 19th, 2005:

President: Maureen Fitzgerald
Vice President:

Harriet Russell

Treasurer / Secretary:

Charles Myers

Directors: Sabrina Rossi,
Kathleen Ritchie, Dan Seitz,
Beth Decker.

Newsletter

If you are interested in receiving future newsletters via email, send a request to bdeckernyc@yahoo.com with the subject line "155 Newsletter" and please include your name and apartment number.



In addition, if you have any suggestions for content in the quarterly newsletter, or would like to submit material (to be printed with permission of the board) please feel free to submit your suggestions to the any board member or to bdeckernyc@yahoo.com.

FOR THE SHAREHOLDERS OF 104 EAST 37TH. STREET, NEW YORK, NY 10016**Recap-Annual Shareholders'****Meeting, June 2nd...**

The Annual Meeting was held on Thursday, June 2nd at which time the current Board agreed to serve for another year. Once again we did not have a quorum of shareholders present in person or by proxy so a new election could not be held. It is important to either attend the meeting or give your proxy to the agent or another person to make your vote count. The Board members continuing are: President-Josh Olesker, Ann Estrada-Vice President, Jim McDevitt-Treasurer, Ray Vinciguerra-Secretary, Brenda Munson-Vice President, Susan Saltman-Assistant Secretary, Ex-Officio.

New House Rules

Enclosed you will find the cooperative House Rules that have been updated and revised effective with the June 2, 2005 Board meeting. It is your responsibility to know the House Rules and follow them. Please take the time to familiarize yourself with the rules of the Cooperative

Real Estate Market Booming!

New York apartments are demanding huge prices and our building is no exception. As a reminder to all shareholders, consent is needed to hold a Open House. Management must be informed and the date and time approved. In order to comply, make sure you call Susan at management prior to arranging an open house.

Summer is Here! along with the heat, humidity, smog...etc.etc.

Check your air conditioner. Make sure it is working properly. If you haven't had your filter changed or unit serviced since last year, now would be a good time to

take care of that. Keeping your AC in good working condition prolongs with life of the unit and helps to keep things cool. Need a recommendation for an AC person? Call Susan at Management.

Beautification of the front...

We thank Ann Estrada and friends for taking care of the plants and flowers in the front of the building...Great work... it looks wonderful.

Basement Spring Cleanup...

You've received the notice from management regarding the basement area. Unfortunately there are items taking up room which do not belong there. The building does not have storage facilities and it is a violation to have anything impeding the reading of the meters. The Board has been talking about purchasing a bike rack and putting up some shelves for storing air conditioning units. Please cooperate by removing your items from the basement.

NYC Real Estate Tax Abatement

Once again the city renewed the real estate tax abatement to those individuals that qualified. In order to meet the budget for 2005 the board has voted to do an assessment. This assessment will be offset by the credit of the tax abatement and was reflected on your July 1 maintenance bill.

\$400 Property Tax Rebate

The agent notified all eligible shareholders that in order to qualify you must file the NYC STAR form. Only shareholders who use their units as their primary residence are eligible. This means that anyone who uses his or her unit as a sublet or a second residence cannot obtain the rebate. If you need to complete the STAR form you can access

it here or from the NYC Finance Dept. WEB site. [STAR application](#)

Annual Inspections Coming Up

Each September our agent conducts an annual inspection of all units to determine if any repairs are necessary or violations present. You will receive notice in August as to when the inspection will take place. Good maintenance of your unit is just common sense and prevents small issues from becoming bigger ones later if there is any resulting damage to your unit or your neighbors.

Proof of Unit Insurance Required

As a reminder you must carry individual insurance on your own unit and contents. We will notify those individuals who have not provided us with their evidence of insurance. Failure to comply, which is MANDATORY under the House Rules of the Co-op may result in fines being imposed.

Water Rates Increased 7/1/05

Water rates have increased by 3%- The cost of our water has escalated considerably. It is most important to report any drips, leaking faucets, running toilets, to Management so that repairs can be made.

Data Bank:

Unit Sales/Contracts:
2E, 120 shares, studio, sold 3/05 \$287,500
5D, 120 shares, sold 1/05 \$249,000
1C, 80 shares, under contract 6/05 \$324,500
3D, 100 shares, studio for sale \$425,000
6A, 230 shares, large studio with terrace for sale \$495,000

Welcome New Shareholders:

Beth Spinner
Jean Pierre Lespinasse

Numbers to Know:

Management Agent: Sandra Greer Realty, Susan Saltman, Tel: 212-472-1878, Fax: 212-439-9689
Superintendent: Joe O'Brien: Tel: 212-679-2877

PLEASE REPORT ANY EMERGENCIES OR REPAIR REQUESTS TO EITHER OF THE ABOVE

If you have any comments, please direct them to: Board of Directors, c/o 104 E37th St, NY, NY 10016

Newsletter by Email: to help us reduce postage costs, please call Susan with your email address or enclose it with your maintenance check, so we may update our distribution list.

Newsletters

Two Page

250 Cabrini Blvd.

The Park Royal

Notes from 720-730

stairwellness

If you take the stairwells, you might have noticed that the first phase of the stairwell project is complete.



We hope that moving through the stairwells these days is a little more pleasant. There are two phases remaining to the "stairwellness" project; the trash rooms and the B stairwell. The trash room phase will begin in April and the B stairwell in May. By late spring all work should be completed. If you are interested in helping, email John Angelet at jangele@school.nyc.gov.

And a huge "Thank you!" to John Angelet for donating so much time and effort to beautifying our stairwells. His aesthetic choices, persistence and attention to detail have turned an eyesore into a sight for sore eyes!

all aboard

Three of our board members' terms expire in June:

Laurie Douglas (7G)
Daniel Hanc (9A)
Rossie Turman III (5B)

If you're interested in running for a 2-year board position, submit a biography to the Board box across from the mailboxes. Please include:

- name
- apartment number
- how long you've been a shareholder
- statement of your qualifications, objectives and any other reasons you feel you should be elected to serve on the Board

250 Cabrini boardnews



bed, bath and beyond...

The 250 Cabrini Boulevard architectural salvage program is going strong. Below is a list of the current inventory.

Bathroom

- original bathroom sinks with chrome legs
- original Kohler chrome sink taps and faucets
- original Kohler shower/tub taps and faucet
- original etched-glass mirrors, 1 with original medicine cabinet attached
- original laundry hampers
- original bathtub

Kitchen

- original metal cabinets
- original sink with single basin and side drainboards

Miscellaneous

- wood door with original hardware
- original small cast-iron radiators

If you have original architectural elements to donate or if you're interested in any of these salvaged items for use in your apartment, contact Kate Wood and David Sprouls at (212) 662-5686.

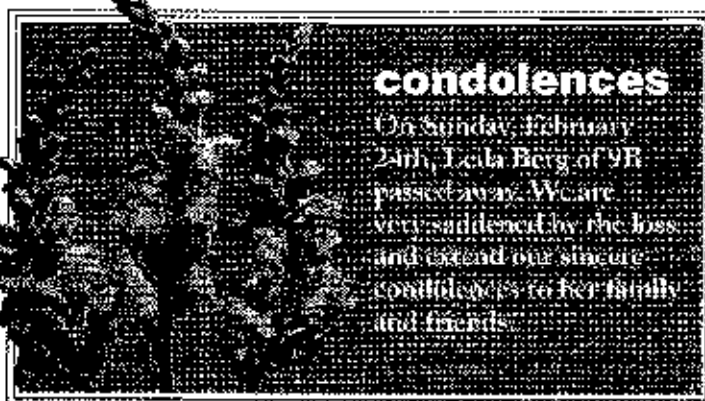


two more trees finally grow on chittenden

As part of New York City's 2030 PLANYC, one million trees will be planted to offset greenhouse gases — including two new ones on Chittenden Avenue. At no cost to 250 Cabrini, those gaping holes have finally been filled with two hornbeams to flank the one that survived from the last City planting well over seven years ago.

Within the next couple of months, we will install custom iron tree guards, designed by our architect Chris Rome, in keeping with the fencing around the perimeter of the building. This will protect the trees and surrounding plantings, to go in during May, from humans and animals alike.

The trees come with "tree gator" bags to keep them properly hydrated during that precarious period while they are establishing themselves, which is even lengthier for trees facing the river. While the City will be in charge of watering for the next two years, we will keep careful watch on the hydration so that these hornbeams are here for the duration.



condolences

On Sunday, February 24th, Leola Berg of 9R passed away. We are very saddened by the loss and extend our sincere condolences to her family and friends.

roof talk

Repairs to localized spot problems on our roof were made since the last newsletter. These repairs included the replacement of a drain pipe and portions of the topping slab and accompanying roofing materials, and the replacement of a patch of roofing layers in one corner along the building's north face. Along with these repairs, routine maintenance was performed on the coping stones, parapet railings and copper flashings. Work will continue this summer with other items: 1) vents will be installed to allow moisture trapped between layers of roofing membrane to evaporate; 2) the skylights over both stairwells will be refurbished; and 3) the roof on the bulkhead building will be examined and repaired as needed.

window (of) opportunity

Windows stick or won't stay open? If you have mechanical problems with your windows, please contact José to schedule a time for them to be repaired. Repair of window problems caused by normal wear and tear is the responsibility of the cooperative. Shareholders are responsible for window damage caused by the shareholders or their guests.

our men in uniform

Our doormen, Tony and Juan, are sporting a new look! Their new charcoal gray uniforms with silver trim are designed to coordinate with the new lobby finishes.

250 Cabrini boardnews

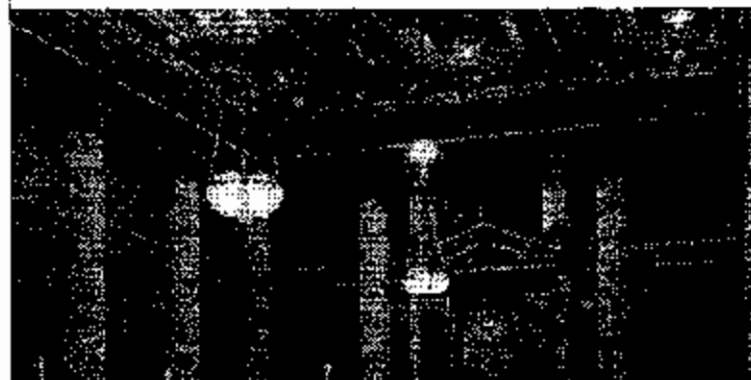


finishing touch

For years, residents have been lobbying (get it?) for the refurbishment of our building's grand Art-Deco entrance, a key element in architects' Boak & Paris' circa-1936 design vision for 250 Cabrini Boulevard. And now the moment of glory has finally arrived! Starting in April, preservation architect Françoise Bollack and decorative finishes master Felix Chavez will begin the process of transforming our lobby from a rather drab and tired shadow of its former self into the tremendous asset we all know it can be. For information about Mr. Chavez, his team of expert artisans, and the remarkable work they have performed on other projects, visit www.felixchavezinc.com.

Planned work includes cleaning and restoring the interior and exterior marble, windows and metal grilles; repairing both sets of metal doors; and recreating the original paint scheme. Scientific analysis of the walls and ceiling revealed that the space once glowed with warm earth colors and gilt-like effects. As a first step, Felix Chavez will prepare an on-site mock-up so that we can preview the overall scheme. Mail room improvements and new furniture are still part of the project and will be phased in over time.

Be on the lookout for signs offering updates on job progress. The work should take 2-3 months to complete and then...why, you'll be ready for your grand entrance!



Above and top: Examples of Felix Chavez's work at New York Masonic Hall. Photos by Richard Bowditch, courtesy *Gourmet* magazine.

managing change

Sam Mustafic is the newest building manager for 250 Cabrini. Sam has a Bachelor of Science degree from St. John's University, where he earned academic honors, including being recognized on the Dean's List.

Sam brings considerable experience to his new job at Century Management. He worked the previous five years for his former employer in the capacity of Office Manager and Property Manager. He has managed six different residential and commercial units. Also, Sam is a licensed real estate agent.

Please join the Board of 250 Cabrini in welcoming Sam Mustafic to our building's management team. His contact info is below.

CONTACT INFORMATION

Century Management
24-hr. emergency
(212) 560-6400

Sam Mustafic
(managing agent)
(212) 560-6475
(212) 560-6420 fax
smustafic@centuryny.com

Christal Cai
(Sam's assistant)
(212) 560-6416
cca@centuryny.com

Margaret Powell
(sales and refinancing)
(212) 560-6166

Valerie Hernandez
(billing)
(212) 560-7137

José Frias
(superintendent)
(212) 706-7372

250 Cabrini Board
cabrini250@hotmail.com

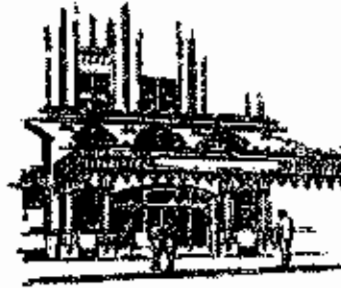
The Park Royal Reporter

Volume 4, Issue 6

www.theparkroyal.org

August 14, 2005

Information for the exclusive use of Park Royal Residents



CONGRATULATIONS TO CARLOS!

Carlos celebrates his 20th year with The Park Royal this month. Join us in thanking Carlos for 20 years of exceptional service to our residents! We look forward to having Carlos around for many more years to come.



Steamy and hot summer has greatly increased our electric bills this summer. If you have added any air conditioners for which you have not been billed, we ask you to please report it to Walda@theparkroyal.org. Thanks!

Annual Meeting of Shareholders will be held on September 27th at 7:00 PM. Please mark your calendars! More information will be sent out.

Book Exchange is overflowing with great reads! When donating titles, be sure they are books of general interest to the other residents. Please restrict your donations to biographies, fiction and children's books.

Trash rooms have all been refurbished. New doors and a paint job. We again ask that you use small enough trash bags that will fit into the compactor chute and not leave trash bags on the floor where they can attract unwanted "visitors".

Insurance renewals should be sent to Mitch Jacobs in 1407. Don't wait for a notice from Mitch. When you renew just send him a copy.

Carts must be returned to the lobby by the user and not left on the elevators. Please take the few moments to return it to where you picked it up.

Contacts

WELCOME YOUR NEW



NEIGHBORS!

203A-Christina Torres

401-George Fulcher

706A-Janice Via

*1003-Drs. Claude & Martine George
and daughter, Marie Amelie George*

1008-William & Hillary Solomon

1116-Eric Richards

1406-Jonathan Frankel

*1504-Sara Zimmerman (Mom of Rob,
owner of 1001)*

1506-Lauren Keyson

*PH2-was purchased by Jamie
Nicholson and Lance Leener, owners of
PH3, to expand their apartment.*

*404-The Faheem family, owners of 405
purchased 404 to expand their
apartment.*

*110-Scott Barley, prior owner of 203A,
upgraded from a studio to a 1 bedroom. ;*

Board of Directors

SUMMER 2009 NEWSLETTER

Lobby Meeting Recap

On Thursday, August 27, a lobby meeting was held in 720 to introduce the new property management team from Gumley Haft. Mr. Dan Wollman, the CEO and owner of Gumley Haft was there along with our new property manager, Mr. Alan Warshavsky and his assistant property manager, Mr. Hanley Braginsky.

We would like to thank our former management firm, Cooper Square Realty, for their five years of service to our co-op, including the challenging period of a year and a half while we engaged in numerous large construction projects.

It was explained that the Board of Directors decided to change management companies as a way to continue our evolution as a co-op and improve on the services provided by a management firm. While respecting the recent growth of Cooper Square which is now over 300 buildings, the Board was concerned about receiving less attention to the co-op's needs as we were accustomed to and to which we are entitled. After an extensive search, the Board selected Gumley Haft, a well-respected, solid firm with 75 buildings. The due diligence done by the Board established that Gumley Haft is well-regarded by its clients as well as by industry professionals including attorneys, realtors, accountants, contractors, engineers and architects who have had experience with them. This also gave us an opportunity to negotiate a better fee structure. We look forward to building a good working relationship with our new management firm. As with any transition, some things may fall between the cracks. Residents are encouraged to report any problems to the Board, partly for our assistance in resolving the problems and partly to help us evaluate our new management company.

Shareholders have received their September maintenance bills. Please review your bill to ensure you are being charged the same amount of maintenance as you were in August. Also, please remember that you should still make the check payable to 720-730 FWA Owners Corp., as always. Additionally, every shareholder should have received an introductory letter from Gumley Haft which included the application forms for auto-payment. If you have not received these forms, please contact our new property manager. His phone number and e-mail address are listed at the end of this newsletter. It is a good idea to copy his assistant property manager on all e-mails.

During the meeting, a question was raised about our new roof having a black cap sheet. It was explained that this is actually a hybrid roof cap sheet that is black but contains white UV- reflector particles imbedded in the roof which gives us the advantages of a lighter-colored roof in the hot months and the advantages of a darker roof in the cold weather months.

The Board was asked about the possibility of a roof deck. A survey taken months ago asking residents for their preferences in a new amenity for the buildings showed a roof deck as number one followed closely by a children's playroom. A community room came in third. As a result, research was done into the feasibility of a roof deck. Many survey respondents who favored a roof deck had indicated they would like to have the deck available at night and would like to grill on the roof as well as consume alcoholic beverages there. After discussions with our insurance broker, it is clear that grilling cannot be allowed since it is against city law and is particularly dangerous in our case since our buildings are not fire-proof. Additionally, insurance companies frown on the consumption of alcoholic beverages on a roof deck for safety reasons and are concerned about night time use for security reasons; all these activities increase our exposure to liability. There is also concern about noise from the roof deck disturbing the residents of sixth floor apartments. The Board is continuing to research the construction of a children's playroom and a community room.

There was discussion about the co-op's desire to explore ways to go green; this led to a question about notices being sent by e-mail rather than paper notices left at every door. It was pointed out that we are not

yet set up to send e-mails to all our residents but we are planning to establish an e-mail notification system which should greatly reduce the need for paper. As one shareholder pointed out, this can be done independently of a website which is another project on which we are working. We intend to work with Gumley Haft to implement an e-mail notification system within the next few months (those who do not use e-mail will still receive a paper notice; additionally, paper notices will still be posted in the lobbies). Please bear with us as we continue to use paper notices for the time being.

Gym Event

On Sunday, September 13, 2009 from 2 - 4 p.m. we will have our semi-annual Gym Appreciation Event featuring the trainers Lisa and Roderick "Priest" Priestly. This is open to all residents - both gym members and non-members - as a way to say "Thank You" for supporting our co-op gym and as a way to introduce the gym to non-members. There is no charge - just show up and have the Priestlys demonstrate the various pieces of equipment in the gym and give you fitness advice.

Please remember that the gym year ends on Sept. 30. We will be starting the annual renewal and membership drive later this month, including a lobby sign-up opportunity in both buildings for renewals and new memberships. The date is TBA.

Garden Update

Garden Committee Chair Pamela Butler deserves kudos for a job well done! She reported that the committee has been keeping the flower beds weeded and mulched. She expressed gratitude to our super, Phil, for getting the necessary supplies and to Michael Krichmar and Leslie Bramm for doing most of the work. There will be another Bulb Fest in the Fall, to be announced.

Building Staff

Our Super, Phil, has requested we remind shareholders that the staff is here to do work for the common good. We do allow them to engage in private jobs for residents as long as it is on their time. Any financial arrangement for private jobs is between the shareholder and the staff member. Additionally, there are times when a resident needs a favor done by a staff member, usually something small such as removing a piece of furniture or an old appliance from the apartment. When a staff member is doing a co-op responsibility task in your apartment and causes damage, the co-op is responsible for that damage; however, it should be noted that when a staff member is doing something as a favor or a private job for a resident, the co-op is not responsible for any damage they may do in your apartment since they are not in there as part of their duties.

Important Phone Numbers and E-mail Addresses

Super - Phil: Office - 212-740-0627

Cell - 646-652-9301

Email - 720730Super@gmail.com

Handyman - Jose: Cell 646-706-8939

Property Manager: Alan Warshavsky - 212-371-2525 ext. 331

e-mail: awarshavsky@gumleyhaft.com

Ass't Property Manager: Hanley Braginsky: 212-371-2525 ext. 245

e-mail: hab@gumleyhaft.com

Gumley Haft after hours emergency number: 212-371-2525

Epic Security (security guard) - 212-580-3434

MacGray (laundry complaints) - 800-macgray

Board President - George Karpodinis 212-568-7887

Email: gkaris@aol.com

Board Members: George Karpodinis, President
Linda Hirsch, Vice-President
Jack Greene, Treasurer

Pamela Butler, Secretary
Geoffrey Glick, Ass't Sec.
Richard Brennan, Director

Bill Bouton, TRB

Newsletters

Four Page

QUARTERLY - 200 E. 16th St.

8020 Vision. - 8020 4th Avenue

Hampton Courtenly - Kew Gardens

QUARTERLY

200 EAST 16TH STREET HOUSING CORPORATION WWW.200EAST.COM SUMMER 2005



2004-2005 BOARD OF DIRECTORS

Karen Carsley
Assistant Treasurer

John Grant
Vice President,
Assistant Secretary

Lisa Overton
President

Neil Ritter
Vice President,
Assistant Secretary

Avo Samuelian
Vice President

Jay Solinsky
Treasurer

Rafael Weil
Vice President

MANAGING AGENT

The Lovett Company
450 Seventh Avenue
Suite 1106
New York, NY 10123
t:(212) 736 3440
f:(212) 736 1445

Ellen Kornfeld
Vice President
& Account Executive

Roy Agoney
Property Manager

Ann Gobloff
Administrative Assistant

Evangeline Paul
Transfer Department

Mitch Unger
Controller

David Loeb
Accountant

Letter from the President

Dear Shareholders,

The Annual Meeting is just around the corner. For many who are new to the building this may be your first opportunity to meet some of your neighbors and learn how the co-op works. For first time buyers especially, the whole "co-op thing" can be a little mysterious and intimidating. For this reason we've tried to provide an outline of the election process in this issue of the *Quarterly*.

In addition to the election of Board members and the review of the financial statement, at this year's meeting we are introducing a By-law amendment that will establish staggered, two-year terms for Board members. The intent behind this is to provide continuity from one year to the next.

Of course, not everyone has the time or inclination to volunteer for the Board or working groups, but it is important that you take this one opportunity at the Annual Meeting to participate in the life of the co-op. Shareholder input and feedback at this meeting helps to guide the Board and provide focus for the year ahead. So I hope to see you in September, and if you are unable to attend please be sure to give your proxy ballot to another shareholder.

On the topic of volunteering, I'd like to thank a few shareholders (and civilians) who have offered their time and talents this year:

Patti Devine (apt. 13M) has been assisting the Board on the Admissions Committee. Her thoughtful input and dedication has been an invaluable service.

James Joyce (18AB) and Michael Ernst (4G) have provided useful insight and direction to the Commercial Space Working Group. Michael was also very generous with his time and expertise while on the Finance Working Group during the mortgage refinance process. Thanks to Mikhail Gurfinkle (7EM) and Rob Hadley (19C) for assisting in this effort too.

On the next page you'll find an interview with Asami Matsumoto (20B) who has been donating the beautiful flower arrangements in the lobby. Jennifer Collins (12G), Steve Bloom and David Wood (15G) and Giulio Mazzarelli and Joseph Desiderio (1D) have also been helping to beautify the building through their efforts on the Amenities Working Group.

A special thanks to Beth Whitaker who has been a major force behind this wonderful new incarnation of the newsletter. Beth has provided editorial assistance, restaurant reviews and interviews for the "Profiles" section—and she doesn't even live here! We are very lucky to have her as a friend and generous contributor.

And finally, as many of you know, Patty and Andy Yuhas will be leaving us shortly. On behalf of the Board I'd like to thank them both for their many, long years of service to 200 East 16th Street. We wish them well in their new lives and new home.

Sincerely,

Lisa Overton

Annual Meeting Scheduled for 9/28

The Annual Shareholders Meeting of 200 East 16th Street Housing Corp. will take place on **September 28 at 7pm at The Friends Meeting House at 15 Rutherford Place**. On the agenda is the review of the annual financial statement, the election of the 2005-2006 Board of Directors and a by-law amendment concerning the length of Board terms.

The by-law amendment would establish "staggered" 2-year terms for Board members. Currently each of the elected (CONTINUED INSIDE)

BUILDING STAFF

Acting Superintendent
Edward Torralbes

Handyman
Dermot Brown

Lobby Attendants
Jorge Sanchez
Raymond Vega
Orestes Arnao

Porters
Kenrick Asgarali
Antonio Conigliaro
Danny Cordero
Carlos Rodriguez

Quarterly Profile

ASAMI MATSUMOTO #208



A Sense of Style Everyone has noticed the elegant flower arrangements that have greeted us in the lobby for the past year. Those beautiful creations are the work of Asami Matsumoto, from apartment #208. Asami moved to New York from Japan four years ago, after marrying her husband, Hiroyuki Matsumoto, who has lived in the building for over twenty years. She is happy to be in New York and at 200 East 16 Street. "I think that there are a lot of young people, and my image of the building is that it is very stylish," she says.

Asami was born in Okinawa and lived in Tokyo for nine years before moving to New York. She loved Tokyo, but finds New York to be "a very exciting city." She elaborates: "Everyone seems young. Even when people are older here, they are young inside. I love that." Asami has been working with flowers for most of her life. Her father is an orchid farmer in Okinawa, and when she lived in Japan she studied Ikebana, a Japanese style of flower arranging. Currently, she takes classes twice a month in the European style of flower arranging, which she explains allows more freedom of style than Ikebana. "The European style is gorgeous, but the Japanese style is simple and very polite. European style says 'look at me!' As for the arrangements she makes for the lobby, she employs her own mix of both techniques. "It's my style," she declares.

9/28 Annual Meeting (continued)

Board representatives must run and be elected every year. In order to ensure continuity from one year to the next, we are proposing that Board terms last two years and that each year approximately half of the members will be elected. This by-law amendment, if passed, will take effect with the 2006 election. It will have no impact on the terms of the candidates running this year.

The meeting will also provide an opportunity for open discussion and questions for the co-op's Board of Directors, lawyer, accountant and managing agent. If you are unable to attend the meeting please consider sending your proxy ballot in advance or assigning it to another shareholder. (See "The Importance of the Proxy" article.)

The Election Process

The Board of Directors has seven members. Of these seven, the holder of unsold shares (represented by Classic Realty) currently has two appointed seats leaving five seats to be elected by a vote of the shareholders.

If you are interested in running for the Board, please send a one-page statement of your interest and a brief description of your background and/or qualifications to The Lovett Company, **no later than August 29, 2005**. All terms are for one year.

These one-page statements will be copied and sent to shareholders, in advance of the election, along with the official meeting notice. Nominations will then be taken from the floor at the meeting. You do not have to submit a statement in advance to be nominated. The purpose of the statements is simply to provide shareholders with more information about those who are seeking to serve on the Board.

200 East 16th Street Housing Corp. uses non-cumulative voting. This means that each shareholder can cast a vote, equal to the number of shares owned, for up to five candidates. For example, someone who owns 100 shares can vote for five candidates. Each of the five candidates for whom the shareholder votes, will receive a vote count of 100 (a total of 500 votes). If this same shareholder only votes for three candidates, each of those three candidates will still receive 100 votes each (a total of 300 votes). The shareholder cannot "reallocate" the votes that are not cast for a fourth and fifth candidate.

The election must include ballots and/or proxies representing at least 51% of the shares of the corporation. For this reason, if you are unable to attend the meeting, it is very important that you send your proxy ballot in advance or assign it to another shareholder or official representative. (See "The Importance of the Proxy" article.)

Emergency Response Training

Earlier this year our Superintendent, Ed Torrables, participated in a Community Emergency Response Team (CERT) training program. The course consisted of 17.5 hours of training by firefighters and EMS personnel. It covered emergency functions such as: emergency preparedness, fire safety, emergency medical operations, light search and rescue, CERT organization, disaster psychology and terrorism. In the case of an actual emergency the fire department and other services will interact with CERTs to assess and communicate damage and allocate volunteer resources more effectively.

The Importance of the Proxy Ballot

Attending meetings in person is always best, but if you cannot attend the upcoming Annual Shareholders Meeting yourself, your shares can still be represented and voted by using the proxy ballot. A proxy is, in effect, a power of attorney given to another shareholder or to any designated individual, to vote your shares at the meeting, and to be counted as present for attendance and quorum purposes. The general proxy gives the proxy holder complete discretion to vote any way he or she wishes. The specific proxy provides the holder with explicit instructions as to how the owner wishes to vote. A hybrid format will be included with the official meeting announcement. It will be general in nature, but will also include space should the owner wish to provide specific instructions.

The Rules

There are a few rules regarding issuance of a proxy.

- The document must be in writing, and it must be dated and signed by the shareholder or the shareholder's attorney. Fax copies are acceptable.
- If the shares are jointly owned and a proxy is issued by only one of the owners, he or she is presumed to be acting on behalf of the other owners, and the proxy is considered valid and binding, unless a written notice from the dissenting joint owners is made to the Co-op's secretary before the meeting.
- If multiple proxies are issued by the same shareholder, the only valid one is that which was signed most recently.
- A shareholder can revoke the proxy by attending the meeting and casting a ballot. The ballot will supersede the previously issued proxy; however, merely attending the meeting without actually casting a ballot will not serve to revoke the proxy.

Proxies are a useful tool, but shareholders are strongly encouraged to attend the Annual Meeting in person. It is only at these forums that a full exchange of views between voters can occur.

To submit your proxy ballot by mail it must be postmarked no later than September 21st and sent to: The Lovett Company, 450 Seventh Avenue, Suite 1106, New York, NY 10123, Attn: Ellen Kornfeld. Up until midnight of September 27th, proxies can also be faxed to (212) 736 1445 or left with the lobby attendant in a sealed envelope, addressed to The Lovett Company, Attn: Ellen Kornfeld. Or simply give your proxy ballot to a fellow shareholder who will be attending the meeting.

Neighborhood Picks

We have asked several shareholders to share with us their favorite local eateries, bars and take-out menus. Here are a few recommendations to consider:

Holy Basil (212) 460 5557

► 149 Second Ave. bet. 9th & 10th Streets. Tasty Thai food in a casual but elegant setting, slightly hidden away on the second floor, overlooking Second Avenue. The food is fresh and beautifully prepared and served by a courteous staff. Start with the crispy duck spring rolls and choose from a range of entrees from mild to spicy, with plenty of vegetarian options available. The bar also features many specialty cocktails.

Posto (212) 716 1200

► 310 Second Ave. corner of 18th Street. Delicious flatbread pizzas in a casual setting. A cozy interior features rustic wood tables and a well-stocked bar, or patio seating is also available. There are plenty of options for meat lovers and vegetarians—make your own custom pizza or try the Pizza Fafandone (Italian sausage, sun-dried tomatoes and fresh mozzarella) or the "Shroomtown" (portobello, shitake, and button mushrooms with white truffle oil). There are many choices, but you can't go wrong, and they deliver.

Cibar (212) 460 5656

► 56 Irving Pl. bet. 17th & 18th Streets. Location, location, location. Right around the corner, Cibar has a comfortable, spacious lounge-like atmosphere with a patio in the back. This is a great after-work location—you can usually find a seat in the early evening, and it's also a nice place for a first date. Regulars praise the martinis, and there is an extensive cocktail menu and friendly service in this slightly more upscale neighborhood joint.



New Laundry Room Opens

On Tuesday, July 26, the laundry room re-opened with a fresh, new look. Equipped with brand new appliances—including two additional dryers and a large capacity washer—the room has been repainted, new window panels have been installed and the floor has been leveled and covered with new and colorful tiles. Other accessories include: a new sink, a new and bigger folding table, better lighting, a bookcase to house our lending library, additional chairs and three laundry charts. A new change machine has also been installed for your convenience. We hope this new space will enhance your laundry experience. Enjoy!

200 EAST 16TH STREET HOUSING CORPORATION
 c/o The Lovett Company
 450 Seventh Avenue, Suite 1106
 New York, NY 10123

Names & Numbers to Keep Handy:

Lobby Desk (212) 254 7334

Superintendent (212) 254 1016

The Lovett Company (212) 736 3440

Ellen Kornfeld (x 13)
 Vice President & Account Executive

Roy Agoney (x 40)
 Property Manager

Ann Gobiuff (x 12)
 Administrative Assistant

The Lovett Company, Queens office
 (718) 445 9500

Evangeline Paul (x 22)

Mitch Unger (x 12)

David Loeb (x 11)

Karen Carsley #4J
 (212) 677 6965

John Grant #11M
 (212) 505 9915

Lisa Overton #13B
 (212) 533 3408

Neil Ritter
 classic@nyapts.com

Avo Samuelian #20A
 asamueliandds@aol.com

Jay Sollinsky
 classic@nyapts.com

Rafael Weil #2L
 (212) 982 0499

Featured Pooch

MOKE #10



If you'd like to have your pooch featured in Quarterly, please send pics to our discerning panel at dogs@200east.com

Quarterly is published by 200 East 16th Street Housing Corporation under the direction of The Board of Directors. Editor: Beth Whitaker. Design: Rafael Weil. Contributors: Lisa Overton, Rafael Weil & Beth Whitaker. Photo credits: 200 East building entrance: Rafael Weil; Asami Matsumoto; Hiroyuki Matsumoto; Laundry Room: Rafael Weil; Moke: Marotta Ahuna.



8020 4th Avenue - A Cooperative Residence

8020 Vision

A Co-op Grows In Brooklyn...

Since we last met (at the Annual Shareholder Meeting in March), your elected Board of Directors and volunteers have been quite busy.

We immediately set out to address shareholder concerns about relations with our Super. In order to improve these relations, Board members took Alfonso and Lillian out to lunch. The purpose of the lunch was to clear up any misunderstanding and start anew.

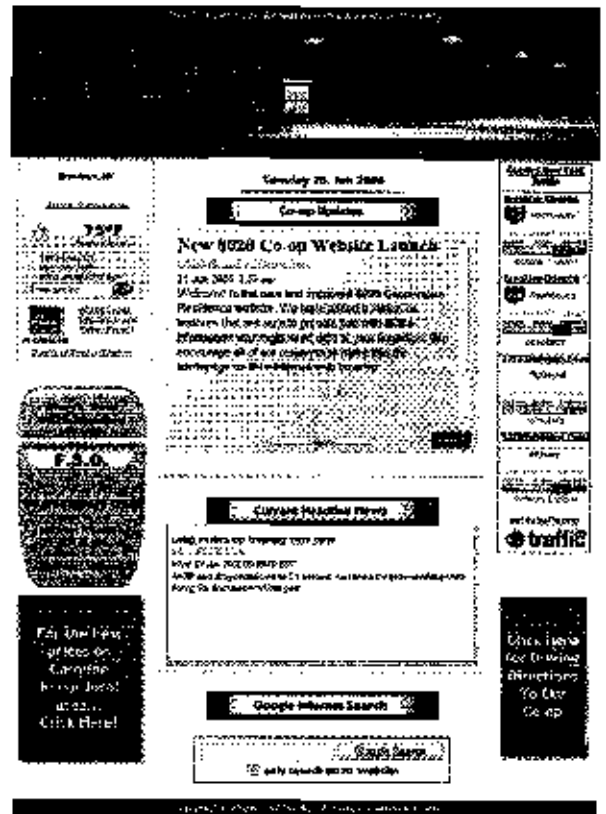
Shareholders also expressed that they wanted more frequent communication via the website. In response to this, we have implemented an easier way of updating the information on the website. Attached you will find an additional two pages that highlight our newly revised website. We have gone to great lengths to have it converted into a dynamic information portal that can appropriately serve as the homepage for every resident of our Co-op. We encourage you to take a look at the new site and provide us with your comments.

On-going Board Projects

In case anyone's wondering how we are doing on the projects we have undertaken... The following is a quick overview of where we stand on various endeavors:

The completion of the Fitness Center and the Installation of additional security

(Continued on page 2)



Current Board Projects	
Description	When
Building Operations & Improvement	Daily
Basement - Electrical Modifications	In Progress
Security System & CCTV Cameras	In Progress
Fitness Center	Aug. 2006
Community Lounge	Fall 2006
Outdoor Courtyard	On Hold

Co-op Data Bank
• Total Building Shares: 35,834
• Current Number of Sold Units: 24 (represents 18,709 shares)
• Current Number of Unsold Units: 22 (represents 17,805 shares)
• Current Percentage of Shares owned by Shareholders: 52.18 %
• Total Number of Co-op Apt. Units: 46
• Number of Units Currently for Sale: 2

A Website Grows in Brooklyn!

(Continued from page 3)

resident, or potential buyer) delves deeper into the site, they will discover a variety of goodies selected to better enhance the overall quality of data and experience.

New Features A to Z

- A) The homepage splash image; programmed to rotate through a pre-determined list of Co-op, and Brooklyn relevant images.
- B) Our menu bar; simple and clear navigation from one page to the next.
- C) A live weather feed showing current conditions for the 11209 zip code for Bay Ridge. Click on this window to go the Weather.com site.
- D) Click here to check your 8020 Co-op WebMail.
- E) Shareholders can visit our private Intranet for submitting Service and Maintenance Requests, obtaining shareholder-only information, and engage in discussion forums with fellow shareholders.
- F) A courtesy link for getting the best prices on Gasoline in our local area.
- G) Get live real-time traffic data for our area by clicking here.
- H) The Co-op News and Updates window. Updated real-time, by the Board of Directors. Look here for all notices and news about the Co-op. This window stores previously posted data too. If you happen to forget to visit one day, you can go back and see all the news you missed.
- I) Browse today's news headlines from the New York Times, The Village Voice, Movies.com, and the National Amber Alert System.
- J) When you click here, Google Maps will provide you with custom driving directions to or from our Co-op.
- K) Google Internet Search tool. Start your Internet search here.
- L) Copyright, Credits and Terms of Use Footer Bar.

Conclusion

In delivering this site re-design we have avoided bloated pages, and delivered what we believe to be a streamlined, critical and relevant information portal for its intended audience. We encourage all of the residents to give it a try (www.8020coop.com) and give us feedback (admin@8020coop.com). In the weeks to come, we will be tweaking a variety of site elements to make the site handicap accessible and even more informative for potential Co-op buyers.

Do you have an email address at
WWW.8020COOP.COM?

If the answer is no, get in touch with us and we'll get set you up with an anti-spam, virus checked, address, allowing you to get updates and notices right into to your inbox and leaving any other email address you might have completely anonymous!

Admin@8020coop.com

For Shareholders Only
HTTP://8020.NEIGHBORPOINT.NET

The place for shareholders in need of confidential data, interactive support, discussion forums, event calendars, restaurant tips and much more...

Contact us for a login and password.

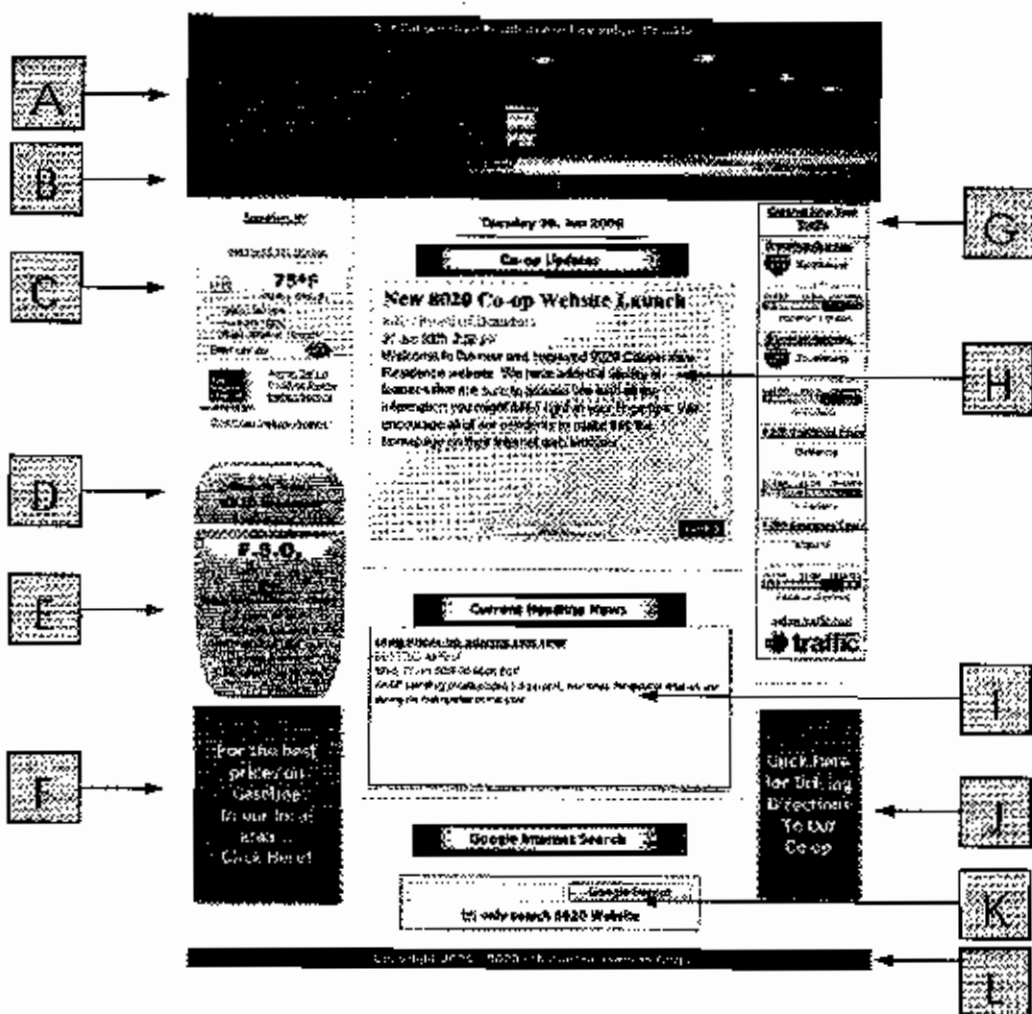
Admin@8020coop.com



~ 8020 4th Avenue ~ A Cooperative Residence ~

8020 Vision

A Website Grows In Brooklyn...



Introduction

Last year, everyone seemed ecstatic when it was announced that a website was being created for the Co-op. Over the months, a decline in the number of visitors to the site was quite evident. We then sat down with Giovanna Fralonardo, (President of the Board of Directors) and started looking at the website from the top down, to identify areas of improvement. The primary objective; get residents to visit the site more frequently and provide them with dynamic and real-time data. The second objective; get potential Co-op buyers to visit our site and learn about the great things taking place in our residence. Now, after months of planning and receiving input from shareholders, the site has been 100% re-designed. We trust that residents will find the new site much more engaging and informative. We not only encourage residents to visit the new site, but also to consider making it their homepage.

General Overview

The home page is now divided into three columns; the outer two providing links to useful information for our residents. Thanks to the consideration given to the flow of information, the center column features the most prominently placed data; a Co-op News and Updates section, followed by live news feeds from the NY Times, and a Google search bar. As a visitor (shareholder,

(Continued on page 4)

Important Contacts

Superintendent

Alfonso Velasquez, Unit #A3

Emergency Building Services

(800) 371-5155

Building Manager

Luan Ndreshaj (Board Sec'y.)

luan.ndreshaj@maxxmgmt.com

(914) 899-8091

Resident Board of Directors

Giovanna Fralonardo, President

giovanna@8020coop.com

Ray Morales, Vice President

ray@8020coop.com

Alyse Booth, Treasurer

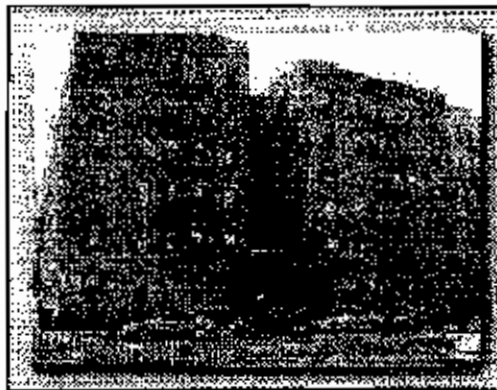
alyse@8020coop.com

General Board Email

board@8020coop.com

Belated Congratulations & Warmest Welcome

to our newest neighbors/shareholders



Jennifer Parise (D2)

Gar Ming Lau & Hang Chun Yau (D4)

Mario Frascarella & Rina Palmieri (E1)

Vlada Briks (F4)

A Co-op Grows in Brooklyn!

(Continued from page 1)

cameras have been delayed due to building and fire code violations. These violations were discovered by electrical contractors who were bidding to provide new circuits for the gym and for the security system. In collaboration with Time Warner Cable, we will be providing a way for tenants to see visitors who are ringing their bell in the intercom area. All you need is to be a Time Warner Cable subscriber, and you will be provided with a special channel that broadcasts our intercom area. Time Warner will be contacting us any day now regarding the installation of this service.

The Courtyard has been temporarily placed on hold pending the need for an engineer to assess the stability of the eight-foot retaining wall by the existing garden area.

Unfortunate news for those interested in Dish Network, so far, we only have three interested subscribers for the service. In order to have a master Dish Network antenna placed on the roof, we need to have eight.

In order to save money, much of the work is being performed by Board members and volunteers. The worst thing that we can do is rush into something just to get it completed, only to realize later that it needs to be re-done, or cost us too much. We dedicate an extraordinary amount of time to the practice of checking references and prices for all new contractors. We also attend tradeshow and seminars that educate us on the different aspects of being effective Board members and understanding the intricacies of our building. The Board of Directors appreciates your understanding and continued assistance as we occasionally re-direct our efforts so that we can do things the right way, without sacrificing capital and the valuable time of our Board members and volunteers. On that note, we'd like to thank those of you whom have volunteered your professional and personal skills for the betterment of our Co-op.

For more updates and information, we urge all residents to visit our newly re-designed website. (Did we mention this major re-design didn't cost us a cent!)

~ Board of Directors ~

Kids Gardening Day Success



June 11 was a beautiful Sunday, where children, their relatives and neighbors joined us in what was the first Kids Gardening Day. The children worked on the garden over the between buildings A and B, planting a variety of flowers that bloomed and that were enjoyed by residents all summer long.

The kids chose the flowers they wanted to plant, got their shovels, and immediately started digging with enthusiasm. Older children worked closely with younger kids.

Throughout the event, refreshments and snacks were available. When the work was done, a pizza arrived and was a hit with everyone.

This event was sponsored by the Hampton Court Landscaping and Events Committee, who funded the flowers and food, as well as providing volunteers to work with the kids.

Preparations for the event started early in April, when board members reviewed proposals detailing the site, proposed expenses, and what help would be needed. Thank you to all people involved: Jim Sibal, Seth Welles, Carol Lacks, and Director Herrera. And of course special thanks to all the children who participated!

Special thanks to the children who participated in Kids Gardening Day: Julie, Michael, Isabella, Michael, Jack, John, Erin, Rafael, and Nathan.

HANDY NUMBERS

Security Booth
(718) 849-4274

MGRE (516) 944-5000
Steve Greenbaum (x253)
President & Assoc. Exec.
David Robinson (x222)
Program Manager

402 Precinct
(718) 805-3200

Keryspan
(800) 222-7359

Hampton Court discussion group enables residents the opportunity to share information, ideas, and news relevant to HC and our surrounding community. In order to become a member, simply send e-mail requesting a subscription to: hamptoncourtdiscussion@yahoogroups.com or contact Steve Michalos, the group moderator, at smc@561.com.

Visit the Hampton Court website at www.hamptoncourts.com

Hampton Courterly

Fall, 2006

Finding Cost Savings at Hampton Court

be a new state-of-the-art security system. We will be installing 30 high-definition digital cameras on our property, including the balconies, and a new recording system.

The PowerPoint presentation that Mitzel and Raul used to highlight the information they gave can be found in the "Files" section of the Hampton Court YahooGroups (<http://groups.yahoo.com/group/hamcour>) - learn how to join the online group elsewhere in this newsletter if you're not already a member).

Socio said at the meeting that the Board believed in following an atmosphere of transparency and openness between the Board and residents. "We are all part of the Hampton Court community," he said at the meeting. "I want to get us away from a culture of 'us, me, we' and encourage a culture of 'we, we, we.'"

The Board believes strongly in its duty to find cost-saving methods and develop new ideas to reduce our expenses without reducing any of our current services, and we feel that these measures are a good first step in that direction.

● We will only hire temporary workers after the Board and Property Manager have reviewed the need for each hiring.

● In order to lower overtime expenses, requests for overtime will be approved by the Board.

● All facility expenses requests in excess of \$1,500 will require pre-approval.

● Competitive bids will be necessary from suppliers/vendors to ensure we are getting the most value for our money.

● NY-contracting work will be reduced as much as possible.

● The Board will now review all contracts.

● An inventory system will be implemented to monitor our facility supplies.

A heating and energy study by an independent firm will be conducted. The Board is seeking ways of reducing our need for gas and oil, one of our major expenses, and the information you provide through the survey will be crucial to make sure we can do that.

Coming soon to our property will be a hearing and energy study by an independent firm will be conducted. The Board is seeking ways of reducing our need for gas and oil, one of our major expenses, and the information you provide through the survey will be crucial to make sure we can do that.

Board President Michael Socio and Board Director and Treasurer Raul Chiba outlined several important projects at the last shareholders' meeting that have been underway in order to reduce some of the costs at Hampton Court. The meeting was standing room-only despite the heat wave in August.

Part of the work has already been done, with the installation of energy-efficient light bulbs. It is estimated that we will save approximately \$40,000 per year in electricity costs by using the new bulbs.

The Board is also examining ways to decrease expenses in major areas such as labor, energy, repairs and facility maintenance.

The Board began a work-study project to gain better insight in the day-to-day work being done by our staff. The study will not affect the Management and Board in designing a system where our staff will be able to work more effectively and efficiently.

Some of the key areas in reducing our work maintenance expenses, which will start in January 2007, include the following:

OPERA EXTRAVAGANZA

The 2nd annual summer concert was held on our great lawn on Sunday, Sept. 17. The West Side Winds orchestra and quartet returned to Hampton Court, just as the swallows of Capistrano return every year, except this year the band brought glass articles from Opera on Top. Tricia Dunn is the flutist for West Side Winds and a Hampton Court resident. The day was filled with sunshine, residents, friends and beautiful music. We wish the day had never ended. We hope to see the concert back next year.



Featured Feline

Tara C. H.



My name is Tara and I have lived here for the past six years. I love living here because I get to watch the squirrels fly from tree-top to tree-top and the sounds of cooing pigeons. I'd like to ask all feline owners to be respectful of neighbors by following a few simple rules:

- Keep my litter box clean to prevent odors from seeping into our neighbors' homes
- Please double bag the used when changing my litter box
- Please do not throw my soiled litter down the compactor (when the litter lands in the basement it explodes and leaves litter all over the compactor room. The loose litter causes the compactor to malfunction and makes our Powers clean up after me).

Mew-Mew
- Tara

Note from the Board: Thank you Tara for your thoughts. We will be placing trash receptacles in every building so that your owners and others can dispose of dirty litter in the basement.

Laundry Etiquette

A number of residents have raised concerns about their respective laundry facilities. Apparently, we have washer and dryer hogs. Because this is a co-operative residence, a few basic courtesies can go a long way in making a nasty chore an easier task.

- share the machines
- make sure to remove your clothes from the machines in a timely manner (leaving someone waiting is not nice)
- don't monopolize the machines for hours on end
- clean up any spills you make
- properly dispose of empty laundry bottles, dryer sheets, etc., in the trash receptacles

Some Like It Hot: Heat Survey Coming

The Board is continuing to explore energy-saving methods. Many residents say their apartments are too hot, while others report feeling cold in their homes during the winter months.

In an attempt to resolve the situations and to save energy, a better understanding is needed of the problem areas. A "Heat Survey" will be sent out shortly to all residents asking for information about your particular apartment. The analysis of this survey will help our experts to determine how we can improve the situation. Please fill it out accurately and promptly so we can begin this important work.



KEW GARDENS COMMUNITY CENTER

The center is funded by the Queens Borough President and labels itself as "a Place for All Seasons." Classes and activities begin at any time during the year and offer life-long learning for adults through practical classes and activities.

Classes include foreign language studies in Spanish, Italian, French and Yiddish. There's creative writing, poetry, and actors' workshop, choir, art appreciation and watercolors along with Tai Chi, yoga, exercise and stress reduction.

Activities include a book club, movies, cards, scrabble, chess along with a computer lab, special events, lectures, parties and more!

Pick up a schedule or call for more information at:
86-02 Kew Gardens Road, Suite 202
(718) 268-3960

Special Thanks to...

A good part of what makes living in Hampton Court special are the residents who volunteer their time and effort to make our lives here better. The Board of Directors would especially like to thank the following people:

Celeste Rodell and John O'Rourke must be thanked for their years of service and dedication to Hampton Court. They have truly been guardians of our community during their tenure as members of the Board of Directors.

Brian Whitney has graciously agreed to be our Administrator of Security. In this capacity, he will be working with the Board overseeing day-to-day security issues.

Our new Building Captains, who have volunteered to further communicate resident needs and concerns to the Board. Our Building Captains are:

Building A	Building B
Alice Roberts	Janetelle Silva
Philip Swan	Rick Trevisy
Building C	Building D
Carol Lacks	Candy Colabagher
Aun Betty	Saur Martinez

Hampton Court Welcomes New Property Manager

David Richman, former Hampton Court's new property manager on Sept. 1, replacing Tim Colter.

Richman will be at Hampton Court on Friday's from 10-11:30 a.m. in the basement office of Building D and welcomes calls and questions from residents.

He has over 10 years' experience managing properties in Manhattan and Queens, including luxury properties, and has been at MCHC for a little over a year.

"I look forward to working closely with the board to achieve their goals for Hampton Court," Richman said. He said he will be

especially focusing on cost-savings for residents, which will include keeping careful track of contractor bills, supplies, and work done at Hampton Court.

He said he also wants to make sure that shareholder complaints and issues are handled in a timely, professional, and courteous manner, and he looks forward to working with the Board on continuing to improve Hampton Court.

Richman can be reached on Fridays from 10-11:30 at (718) 847-4003. On other days, he can be reached through the MCHC office and his assistant, Ellen Wells, at (516) 944-5000, ext. 222.



David Richman is Hampton Court's new property manager as of Sept. 1.

Newsletters

Five Page

West Village Houses



President's report

By Katy Bordonaro

In April, there were 271 apartments in the corporation. Since that time, 30 more apartments have joined the corporation for a grand total of 301 shareholder units. This leaves 100 rental units, 2 units owned by the corporation for our resident employees (only one is occupied currently), and 7 vacant units. 13 of the original purchase agreements were canceled by tenants who reconsidered their purchase. These residents have all had their \$1000 deposit returned to them by the investor. In addition, there are some current renters who are at different stages in the process of becoming owners.

On June 9, 2006 another critical stage of our conversion ended. All rental tenants had to sign their leases by that date in order to protect their homes and all their future rights going forward. We believe that all eligible tenants are now protected by these leases.

The Board has worked intensely to unite as a group and address a broad spectrum of issues. Our accountant reports that the co-operative is off to a strong start financially. Our first step was to go to school! The shareholder board members attended a 6-hour class given by the Council of New York Co-Operatives. The instructors covered a myriad of topics and provided all of us with great reference materials for future use.

Responding to shareholder demand, we have established policies for general apartment renovations including the installation of washer and dryers. We have also established a refinancing policy. All of the associated forms are available at our management office.

Apartment Alterations Warning

By Andrew Leonard

Recently, apartment alterations were initiated by several residents without prior authorization and the submission of required paperwork. Unfortunately this resulted in the immediate cessation of the alteration processes, at great inconvenience and additional expense to the residents.

If you are planning any renovations or alterations to your apartment and are uncertain about the authorization that must be obtained and the paperwork which must be submitted PRIOR to ANY work being initiated, please contact the management office.

The board of directors of all cooperatives is responsible for certifying that any apartment alterations are safe, do not affect the structural integrity of the building, and do not represent a fiduciary burden to other shareholders. In the case of structural alterations, an alteration agreement must be completed and approved by the board prior to beginning any work (including the installation of sinks, new toilets, tiling, etc.). Next steps may include hiring an architect, collaborating with our building engineers, and securing a NYC work permit. This will all take time. Be prepared and expect delays. Unfortunately, that's the nature of apartment renovations in our city.

Please do not be tempted to start structural alterations without following proper protocol. This constitutes a breach of your proprietary lease and the consequences can be severe (e.g. notification to your bank, legal fees, penalty fees, and possible eviction).

Fall Planting

By Rima Blair

Did you know that hundreds of bargain daffodil and grape hyacinth bulbs have arrived for planting in West Village Houses tree pits? Please join us on October 29 10 AM to 2 PM (rain date November 5) for a Fall Planting Day and pitch in. Of our 69 tree pits, 49 are planted and may have roots that shouldn't be disturbed. If you are a tree pit gardener and would like to add bulbs, please contact the newly formed Garden Committee at gail.davis@ellimanpm.com and tell us which pit(s) you are tending. Better yet, join the Garden Committee, open to all WVH residents, and plan future low cost improvements

House Committee Update

By Chris Blackford

The Board asked for volunteers for a House Committee this spring. The House Committee is charged with observing all the common areas, noting maintenance issues in the common areas, and suggesting enhancements for them. Any committee in a co-operative may make a suggestion to the Board. It is the Board's responsibility to weigh such suggestions and vote on them. So far the committee has met two times and started to consider various issues. I happen to be the liaison from the Committee to the Board. WVH HDFC is steadily evolving and growing as a co-op!

Fall Sidewalk Sale

Michelle Ammon and Emily Bleiberg are planning a Fall Sidewalk sale, similar to last spring. Now is the time to clear away your clutter! Stay tuned for notification.

Living in Wayne's world while coaching with Dad

Reproduced, with permission from THE VILLAGER By Judith Stiles

Young Molly Altreuter's sports hero happens to be a man, Wayne Rooney, better known as the guy who dubiously distinguished himself in the 2006 World Cup when he got thrown out of a match for allegedly kicking an opponent in the groin.

Good golly Miss Molly, why does a 13-year-old girl choose a roughneck like Wayne Rooney to idolize, instead of an all-American role model, like Mia Hamm? The sophisticated and articulate Molly is quick to explain that although Mia Hamm is a great player, she has retired from soccer, and Wayne Rooney is a talented, spirited athlete who is very exciting to watch on the pitch. Miss Molly is smitten with his rocket shots on goal, his feisty style and just maybe a few of the pale freckles (which they both have). This budding soccer expert even has a Rooney bobble-head doll, not to mention his poster on her wall, and she dreams about soccer between her Wayne Rooney bed sheets.

Make no mistake: Wayne Rooney is not her true love. Rather, it is the game of soccer that is her heart's desire, which she eagerly plays and also coaches throughout the year. Miss Molly co-coaches teams of 8-year-old girls with her father, another soccer nut, who is better known in soccer circles as Tall Paul.

Father and daughter coach in the Downtown United Soccer Club's girls recreational division and in the Lower Manhattan Urban Soccer League. Here Tall Paul paints the big picture of having fun and learning how to play, while Miss Molly has the inside track on what is the most constructive way to teach kids... well, because she is a kid.

"Molly has more ball skills than I do, so she demonstrates. While I try to teach them soccer by turning everything into a little game, so that they have fun," says Paul, as Molly nods at her dad in agreement.

"That's right!" interjects Molly. "No laps, no lines and no lectures is the way we run a practice." She finds that running laps at practice doesn't make anyone a better player and it is boring to boot.

Before Molly was born, Tall Paul was a serious basketball player and had little involvement in soccer. When Molly was 10 and played cued Little League baseball, he was aghast at the way boys would roll their eyeballs and yell out things like, "You were thrown out by a girl!" when shortstop Miss Molly gunned them out at first base. Experiences like that persuaded Tall Paul to get involved in coaching, which led him to take up playing soccer himself with adults. A typical weekend for them includes coaching two games of little girls, Molly playing in her own travel team match, Tall Paul playing on Sundays with the men at Pier 40, even after playing in a family game with Molly in the afternoon. Sometimes they even squeeze in a pickup game at J.J. Walker Park on Saturday nights, even though the games begin at 9 p.m.

When Molly and Paul coach together they try to create a balanced game in which every player tries different positions on the field, and all the girls get significant playing time, even if it means losing a game.

Miss Molly wisely explains, "Even if I was coaching an important state cup game, I would not let any girl sit on the bench the entire game just to get a win. I would want every kid to play so that they could have that experience of playing in a big game."

This time her dad nods in agreement and adds, "Win or lose, they all get up and have breakfast the next day." Which is to say that it's not worth getting so caught up in winning games like some coaches do.

Miss Molly and Tall Paul have developed their own slogans, such as "No flowers!" which they shout out during games. The players understand this is a signal that they are bunching up too much around the ball, like the petals on a daisy.

Molly is not shy about encouraging girls to be more aggressive in a healthy way. She tells the girls to "stick out their butts" to protect the ball from being taken by the opponent, and she wants them to mudge, even push the opponent with their shoulders in order to keep the ball.

Tall Paul now has his "D" coaching license and is passing along a wealth of information to Molly on how best to coach youth soccer. He feels like a lucky dad to have this kind of time with his daughter, as they grow into the so-called "beautiful game" together. He just upgraded to coaching a women's team in the Metropolitan League. And, who knows, someday as his daughter gets older, he just might have the opportunity to work with the Women's National Team, that is, as Miss Molly's assistant coach.

Annual Garden Party

By Katy Bordonaro

On Monday, June 19, 2006, about 200 West Village Houses residents revived our traditional barbecue in the Morton/Barrow Street courtyard. Emily Bleiberg of Barrow Street co-ordinated the evening. D'Agostino's and Sea Grape donated food and beverages for all of our enjoyment. Les Pines (Barrow Street) headed up the grill area with Bruce Cook (Barrow Street). Frans Bloem (Morton Street) decorated the party area for everyone's enjoyment. Don't miss next year's great evening!

Important Contact Information

Please make note of these important telephone numbers:

Management Office

8 AM - 4 PM Mon. - Fri.
212.255.2035

WVH Security

5 PM - 3 AM 7 days/week
212.242.0420

D. Elliman Emergency Hotline:

212.370.9200

Preventative Maintenance Tips

As cooler weather approaches, please vacuum baseboard heaters before turning on the heat for the first time. This prevents unpleasant smells and fires.

Also, the area around and on top of our hot water heaters must be kept free of debris. Otherwise, this becomes a fire hazard. If you are leaving your apartment for more than a week, please consider shutting off power to your hot water heater and closing off the water valves.

You can preserve the life of your refrigerator by cleaning the tray underneath it. Please check the tray periodically and wash it when needed.

Apartment Inspections

By Gail Davis

Starting this month, WVH management will begin the inspection of all apartments (including rentals) at WVH. There will be no exceptions. The purpose of the inspections is to examine all hot water heaters and install leak/flood alarms for them. We'll also be checking all smoke detectors.

You will be contacted soon to make arrangements for your apartment inspection. Please make sure that our management staff has access to your apartment, should you not be home during your scheduled inspection. (FYI - All shareholders' proprietary leases require management to have access to your apartment, when necessary.)

Please contact Gail Davis at 212.255.2035, should you have any questions.

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WVH Resident

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212 224 4716

interior architecture & design

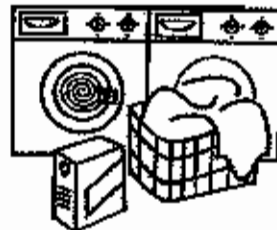
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WVH Resident

Laundry Rooms Update

By Katy Burdonara

Over the summer, the board of directors negotiated a new contract for our laundry room services. After reviewing proposals from three separate vendors and after consultation with our property management team, the board began renegotiations with our long-time vendor, Hercules.



Our previous laundry contract expired in April 2004. Because of the buy-out, the former owner did not sign a new laundry services contract at that time. As everyone probably knows, the machines have deteriorated over the last couple of years. With the new contract, we will soon begin to see improvements in the laundry facilities. Currently, we are waiting for Verizon to install phone lines which will accommodate our new card payment system, which will replace the current use of coins. Once these phone lines are in place, the laundry rooms will then be renovated and new machines will be installed. Hercules will then hold an instructional meeting on the operation of the new card payment system.

Suggestions, questions or comments for management or the Board of Directors? Drop them off with your name and contact information at WVH Management office or Suggestion Box at 700 Washington Street.

clutter management

KAOS² CONTROL

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your home organizers

WVH Resident

PHILIP J CONSALVO, ARCHITECT

315 WEST 39TH STREET
SUITE 1307 NEW YORK NY 10018

T: 212 268 6335 F: 212 268 6337

EMAIL: PJC@PJCARCHITECTURE.COM
WWW.PJCARCHITECTURE.COM

PJC ARCHITECTURE

WVH Resident

Recycling & Trash

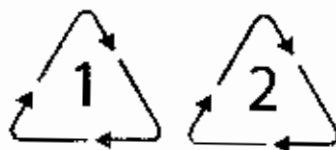
By Gail Davis

We are required by law to dispose of our trash and recyclables properly. When we do not follow the law, the co-operative is fined. When we receive a ticket, management tries to determine which share-holder is responsible and bills that share-holder. If management cannot determine which share-holder is responsible, we all pay the bill through our maintenance. If we want to save money, we need to follow the following rules:

Keep in mind that WVH staff does not separate and categorize your recycling.

Recycling Procedures:

1. Collect metal cans, aluminum foil products, glass bottles, plastic bottles & jugs. They can be placed together in the same plastic bag. Make sure items are rinsed. Plastic recyclables are limited to #1 and #2 plastics. Look on bottom of jug, bottle or container for these icons:



Cardboard milk cartons can be mixed in with the plastic, but must be collapsed.

2. Collect newspapers, magazines, catalogues, scrap paper, junk mail, and collapsed cereal boxes. Please tie up in neat bundles and bring down to the recycling cage.
3. Cardboard boxes and other cardboard products should be bundle together

Trash Procedure:

Large items like mattresses, dishwashers, etc., are considered bulk trash items and CAN ONLY BE BROUGHT DOWN TO CURBSIDE ON FRIDAYS, not earlier than 5 PM unless arranged with the sanitation department in advance. For more information, call 311 or visit NYC's website at www.nyc.gov.

Regular household trash must be bagged, tied securely and placed in a trash can. In an effort to control vermin always place trash in the containers with black trash liners and never on the outside of the garbage bins. Never leave trash in the common hallways of the building.

Apartment Lockouts

By Andrew Leonard

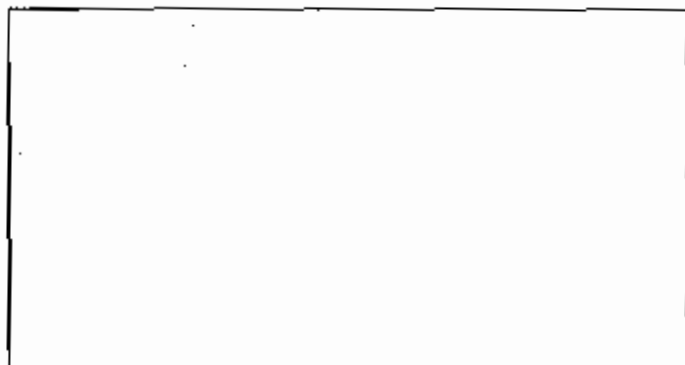
Please be advised that all shareholders and rental tenants are required to provide access to their apartments to management. Make sure the management office has a full set of keys to your apartment, which will be stored for you in a secured key file. In the event of a lockout after hours, you may contact security at 212.242.0420. They will then contact our superintendent, who has access to the secure key file. Residents must provide proof of residency prior to being given access to your spare keys.


Electronic Payments

By Gail Davis

Many shareholders enjoy the convenience of making electronic payments automatically through their bank. For those who do not have this option, our management agent Douglas Elliman, in conjunction with The Bank Of New York will be offering a direct debit program to shareholders.

Participants will be able to arrange regular payments from either savings or checking accounts. By choosing this program, you will be authorizing Douglas Elliman to debit all amounts due, including accrued late fees.






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pier Studios
Pier 40 (south side)
Hudson River Park

646-336-9101

☆ Film
☆ theater
☆ television
☆ commercials

☆ Year Round Classes



Security Facts

By Gail Davis

WVH employs a professional Security Company to patrol our complex during the evening hours, between 5:00 PM and 3:00 AM. Security personal may be reached by calling 212-242-0420. In addition to our security team being a visual deterrent to possible trespassers, they also provide assistance, should a situation arise.

Emergency Maintenance and Repairs:

In addition to calling Douglas Elliman's Emergency Services Hot-Line 212.370.9200, The Security staff is an additional point of contact for emergency maintenance issues such as water leaks and loss of power.

Escorts:

Security personal will be happy to escort any resident to locations within the boundaries of our property. All you have to do is simply ask them.

Suspicious Activities:

All residents are encouraged to immediately contact Security if they witness any suspicious activities.

Medical and Police Emergencies:

Residents are urged to call 911 in the event of medical emergencies or situations which require a police presence. However, a call to our Security staff after your call to the appropriate emergency agencies will ensure responders have quick and unobstructed access to your building.

Be Prepared

By Andrew Leonard

September was National Emergency Preparedness Month, a good time to ensure that you and your family, including your pets, are prepared in the event of an emergency.

Include your pets in your emergency plan:

- Identify a place, such as a hotel/motel, friend or relative's home for you and your pets to go to if you have to evacuate during an emergency. Many public facilities do not accept pets.
- Know each pet's hiding places so you can quickly find him/her during an emergency.
- Select a neighbor who can care for your pets if you are unable to get home during an emergency.
- Put "Rescue Alert" stickers on the main entrance of your home to alert rescue workers that there are pets inside.
- Compile an emergency supply kit for your pets that includes food, water, dishes, medications, pet carrier or leash, and litter or plastic bags for clean-up.
- Make sure your pets wear identification at all times.

For more information on how to care for your pet during an emergency, visit www.nyc.gov/ready-newyork, www.aspca.org, or www.fema.gov/plan/prepare/animals.shtm. You can also call 311.

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www.fmt.com

WVH Resident

Old Photos Of WVH

By Andrew Leonard

Do you have any old photographs of West Village Houses? In particular, the building of our complex, a view of WVH from West Street with the old elevated West Side Highway, which supposedly came up to the 3rd floor of our buildings.

We would like to feature some of these interesting photos in one of our upcoming issues.

May
Theater Company

Francis M. Tayag
Vice Chair, Board of Directors

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New York, NY 10014

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