

LONDON TERRACE

Towers News

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“Our goal is to repair seventy years of damage and patching and create a unified, distinctive look for London Terrace Towers.”

Nancy Frawley

President, Resident Board of Directors

THE NEW LONDON TERRACE TOWERS

The Board of Managers thanks the efforts of The Construction Committee:

Thomas Arbuckle, Chairperson (465), Scott Koniecko (410), Edward Maichin (410), Scott Reinhardt (410), Amelia Trader (410), Wing Kee Kwok (465), Ron Mayer (410) and Scott Holler (405).

See full details of planned repairs in Ms. Frawley's Letter to the Shareholders.





470 ROOF DECK

Last year, the operating dates and open hours of the Roof Deck were expanded. It is now open from 9 AM through 8 PM. From June through September, it will be open from 8 AM through 9 PM.

Access to the Roof Deck is limited to the residents (and their guests) of London Terrace Towers and London Terrace Gardens. Residents must have a valid ID card issued by the Management Office of London Terrace Towers. This ID card must be presented to the Lobby Attendant on duty in 470 West 24th Street and to any LTT employee upon request.

Residents may bring two guests per valid ID card. With prior consent of the Management Office, residents may be allowed to bring more than two guests. All guests must be accompanied by the resident and must leave the facility when the resident leaves.

This is a facility that is used by persons of all ages and sensibilities. Street clothing or appropriate bathing suit attire is required. Nude or topless sunbathing is not allowed and the house rules apply when going through the lobby or while using the elevators or stairs in 470.

Glassware and other breakable items are not permitted. Cooking is not allowed. Neither are food deliveries. Everyone is responsible for the proper disposal of their own trash. Cigarette butts must be disposed of in the ashtrays which are provided on the deck and smokers are reminded to be considerate of others on the deck. It is absolutely forbidden to throw cigarettes off the building...remember that one such incident caused a fire on a 470 terrace.

Pets are NOT allowed on the roof deck. Neither are private parties. Headsets are required when using radios, CD players, tape players, etc.

These rules apply to all residents and their guests. Failure to comply with these rules will result in the suspension or revocation of the privileges at the direction of the Managing agent or the Board of Directors.

The rules can be viewed in their entirety by logging onto the London Terrace Towers website at londonterracetowers.com.

When he is finished with his annual planting, I hope you all have the opportunity to thank Mark Davies (470) for his contribution to the beautification of London Terrace Towers.



NEWS FROM THE TELECOMMUNICATIONS COMMITTEE BY GARY ROTH

INTERNET ACCESS

One of the advantages of living in a densely populated area is access to high speed Internet access, also known as broadband. We are in the enviable position of having not one, but two easily accessible, relatively inexpensive options: Time Warner Cable's Road Runner service and iNYC Wireless. Although they both use very different techniques to deliver the Internet to your computer, they offer nearly identical performance.

If you are still living with a dial up connection, we recommend you give broadband a try. First of all, it is not that much more expensive. Dial up service costs about \$22.00/month plus the use of your phone line.

Broadband starts at \$40.00/month, which is actually cheaper if you have a second phone line dedicated for Internet use. Secondly, it is FASTER. When you turn on your computer, you are already connected to the Internet and no time is wasted dialing in.

Several people have asked us which service is better. My answer depends on what type of equipment you have and whether or not you are a cable subscriber. They are both excellent services. If you are not a cable subscriber, Road Runner will cost you \$60.00/month, so sign up with iNYC. If you own a laptop and don't want to have to use it at your desk only, iNYC is for you. In fact, you can use your laptop anywhere in our four buildings! For cable subscribers with a desk-

top computer, Road Runner will work for you also. Installation fees are waived during promotions.

www.LondonTerraceTowers.com

Have you visited our website - LondonTerraceTowers.com? It contains nearly all the cooperatives important documents and phone numbers. On the site, you can submit Work Order tickets, find the hours and rules for our facilities, download the alteration agreement and more. The committee continues to make improvements. Most recently the floor plans for all four buildings were added to the site. In the upcoming months we plan to add the London Terrace promotional video (made in the 1930's) to the site. Oh, by the way, you will need broadband Internet service to see the movie!

We are working on a system that will allow the Management Office to send out their memos via email. If you have not already done so, send an email message to Heather in the Management Office - heajoh@iesg.com - and include your full name and apartment number.

We are always looking for new people to join the telecommunications committee. If you are interested in helping to bring the building into the 21st century, drop me a note at Gary@LondonTerraceTowers.com.

THIS & THAT IN LONDON TERRACE

WORN OUT GROUT = EXPENSIVE LEAKS If the grout or caulking in your bathroom is old, worn out and/or cracked, water could be seeping into the ceiling of your downstairs neighbor's apartment...it probably doesn't look too nice, either! Eventually the water seepage will cause the ceiling to "popcorn" and possibly fall in! The upstairs shareholders are responsible to pay for the cost of the repair as well as the regrouting to their own bathroom. The associated costs will be added to your maintenance bill.

You can avoid all this hassle by calling the Office (212-675-2000) to make an appointment to have your old grout and caulk replaced. The average job costs \$150.00, based on man hours and the cost of the material.

All residents MUST leave a key in either the Management Office or in the lobby. If you don't already have a key in one of these places, please make arrangements to do so.

We hate to have to mention this but...Some residents have been throwing cigarettes and other trash out their apartment windows. Expensive awnings and canopies have had holes burned in them and more than one person has been hit by falling household debris. Not only is this dangerous but could result in criminal and/or civil action should you be the one discovered doing it.

Please do not leave food out for pigeons on your window sill or around the base of the building. More often than not, pigeons will leave their unsightly "calling cards" after their meal...and it's not only pigeons that consume those bread crumbs you leave on the sidewalk.

Residents have been getting solicitation calls for satellite dish installation and service. Before you sign up, remember that Satellite dishes are not allowed to be attached to the building anywhere.

Dear Shareholders:

By the time you receive this newsletter, the work to repair and refresh the exterior lower two floors of the four buildings will have begun. It will take several months and there will be some inconvenience to both residents and the commercial stores involved but the result should be terrific.

For over a year, the construction committee, led by **Thomas Arbuckle (465) and the Board of Managers** studied all the available options for repairing and cleaning the stone, met with the building's engineer, investigated different materials, surveyed similar buildings in New York, researched awning styles, fabrics and colors and looked at signage styles. The work specifications were developed and sent out to five contractors for bid. Our goal is to repair seventy years of damage and patching, create a unified, distinctive look for London Terrace Towers (closely matching the color to that of the original limestone), improve the lighting around the block and incorporate the needs of our commercial spaces.

Briefly, we will be doing the following:

- Stripping the old paint off the stone and windows;
- repairing/replacing/cleaning the limestone where needed;
- recoating the limestone with a masonry paint;
- removing all the non-legally required signage from the exterior;
- upgrading the look of the required signage;
- adding uniformed awnings over all the windows;
- adding lighting in each lobby opening which highlights the mosaics; and
- install wire bird deterrent on all second floor ledges and window sills.

We are also repairing the second floor roof and balustrades between 465 and 470 on Tenth Avenue.

We are confident that when the project is completed, we will have achieved a look that is aesthetically pleasing, functional and last for many years to come.

Yours very truly,



Nancy Frauley

WATER CONSERVATION & YOU

New York City has imposed mandatory water use restrictions due to the drought conditions in the region. The City has required us to post "Save Water" signs in each lobby.

We are not permitted to use the hose to clean the sidewalks. It is for that reason, we are making an urgent appeal that you to curb your dogs, at least until the situation changes.

Water conservation is always a good idea. Now it's crucial. Here's a list of facts about water use and some basic water saving techniques to use every day, in or out of a drought.

BATHROOMS AND KITCHENS

- Take short showers and save 5 to 7 gallons of water a minute.
- Fill the tub only half way and save 10 to 15 gallons of water.
- Install water-saving devices. Showers, faucets and toilets are among the greatest water wasters, according to Federal Emergency Management Agency.
- If you are installing a new shower head install one with a flow rate of three gallons or less per minute.
- Low-flow aerators for the kitchen and bathroom can reduce the standard five gallons-a-minute flow from faucets to just two gallons a minute.
- Ultra-low-flush toilets take a little getting used to, but they do work when used as instructed. They can save about 42 gallons a day.
- Use the dish washer only when you have a full load...and use the short cycle.
- When brushing your teeth, shaving, or washing your hands, instead of allowing the tap water to run, use a cup or basin and run the tap just to rinse the toothbrush, shaver or your hands. Faucets use 2 to 3 gallons of water per minute.
- Use a basin when washing vegetables or rinsing dishes in the kitchen instead of running water constantly.
- Don't run the water to make it cold. Have it chilled in the refrigerator, ready to drink.
- Always, keep shower heads, faucets, and toilet valves in good working condition and free of leaks that waste water. A slow drip wastes 15 to 20 gallons per day. If yours are dripping, please schedule an appointment for our maintenance staff to repair it.



OUTDOORS

- Water your plants, particularly on terraces, before 9 AM or after 7 PM when there is less evaporation. Always use a handheld watering device. Using a hose is now forbidden.

Published quarterly for LONDON TERRACE TOWERS, INC. under the direction of the Board of Directors. Comments, suggestions and news for publication are welcome. To submit material, contact Edward Maichin or bring it to the Management Office. We reserve the right to edit, accept or reject submissions.

Contact Edward Maichin at: d1maichin@aol.com

RESIDENT BOARD OF DIRECTORS

Nancy Frawley (405) President	Stephen Sylvester (470) Treasurer
Allen Maniker (405) Vice President	Wing Kee Kwok (465) Resident Member
Scott Koniecko (410) Secretary	Thomas Arbuckle (465) Resident Member

RECYCLING REFRESHER

Every day, in each building, our LTT porters spend a minimum of two hours per shift collecting and sorting recyclables according to NYC Department of Sanitation regulations. This costs the cooperative well over \$50,000 per year...the equivalent of about a year's average maintenance for seven studio apartments!

Every week, LTT recycles approximately 4000 pounds of paper, 500 pounds of cardboard and 500 pounds of bottles, plastic and cans.

Every week on recycling day, a DOS supervisor inspects our curbside. If even one cap is found on a bottle or a magazine is in with the cans, the DOS issues a \$100 fine. The fine is doubled for each additional offense.

Every week, an exterminator treats our common areas (and individual apartments upon request). The annual expense to the cooperative is \$20,000.

YOU CAN HELP REDUCE THESE EXPENSES AND KEEP OUR HOMES CLEAN

- 1.) Put all aluminum cans, glass bottles, milk and juice containers in the BLUE CONTAINERS. Remove all lids and caps. Empty and rinse all food and beverage containers.
- 2.) DO NOT put recyclables in plastic bags. This makes double work for our porters as plastic bags are not recyclable.
- 3.) DO NOT put plastic bags, cups, plates or "salad bar" containers in the blue bins. Put these items in with your regular trash in a tied bag and throw it down the compactor chute.
- 4.) Cardboard and corrugated boxes MUST NOT go in the blue bins. Empty and flatten them. If you bundle and tie them, four "man" hours per day would be saved.
- 5.) Newspapers, magazines, catalogs, phone books, flattened cereal boxes, all paper products and envelopes should be put onto the paper recycling bin. **PIZZA BOXES ARE IN THIS CATEGORY BUT YOU MUST REMOVE ALL FOOD SCRAPS FROM THE BOX...**mice and other vermin love your leftovers!
- 6.) Large items (furniture, old appliances, mattresses, televisions, etc.) CANNOT be left in the stairwell. They are fire hazards and, if discovered on any of the numerous impromptu fire code inspections, heavy fines are levied against the cooperative. Please call the office or the superintendent's office to make arrangements for their disposal.



CONTRACTOR'S DEBRIS

If you are having work done in your apartment, your contractor may not leave bins with debris on the street at the end of the day. The debris bins must be left in your apartment until the contractor has made arrangements and has a specific time for pickup by their trash hauler. Contractors who do not follow this policy will be fined by the cooperative and, if they do it repeatedly, will not be allowed to work at London Terrace Towers.

AIR CONDITIONER MAINTENANCE

Inside the cabinet of your air conditioner is a compressor, condensing coil, evaporator coil, blower, controls and maybe a little duct work. The ductwork and a damper allow the unit to draw in fresh air or re-circulate 100 per cent of the room air. Newer units have electronics with timers, accurate temperature sensors and remote controls. By using sound absorbing materials and quieter motors, manufacturers have improved window and wall-through air conditioners a lot.

Not obvious is the fact that they need maintenance routinely just like any other machine. The filter, usually located behind the front grill, needs to be washed. The condenser coil at the back of the unit can accumulate lots of debris and might require a chemical bath. All air conditioners need good air flow across the evaporator and condenser coils. Efficiency and performance drops rapidly as air flows decreases. If you lose too much air, the unit burns out. When the unit isn't in use, insects and rodents can find the coils to be comfortable resting place and can ruin an air conditioner. You must check for all these little nuisances and make sure you're set for the season.

Don't wait until the last minute to service your air conditioner. Not only will you be uncomfortable but the service time will take longer. In the past, you had to make outside arrangements for your air conditioner service. Beginning this year, our maintenance staff offers this service for \$85.00 for air conditioners that are in wall sleeves. (Outside contractors charge up to \$200.00.) Call the Office at 212-675-2000 to make an appointment. Shareholders will be billed on your maintenance bill.

Subtenants must make arrangements with their landlords. Air conditioners will be serviced on a first-come, first serve basis.

For insurance reasons, our staff will not be able to service window air conditioners. The Management Office recommends Domestic Air Conditioner Service (718-894-5726). This is the company the Office has employed for the last several years for our rental tenants.

On another note, our staff will be doing a building wide visual survey of the physical condition and installation of air conditioners. If you have a window air conditioner, it MUST be secured by a metal bar at the top. If your air conditioner's outside grill and/or casing is rusted and leaking rusty water onto the building, you may be required to replace it.

HIGH LINE UPDATE

In recent months, open-space advocates have made great progress in their efforts to preserve the High Line elevated rail structure (just west of 10th Avenue) for reuse as an elevated pedestrian greenway. The Friends of the High Line envision an exciting 6.7 mile, 1.45 acre public walkway atop the High Line.

LEGAL VICTORY FOR FRIENDS OF THE HIGH LINE

During the final days of the Giuliani administration, demolition plans for the High Line had been rushed to completion. In early March, New York State Justice Diane Lebedeff, ruled that the demolition plans were undertaken in violation of lawful procedure and was an error of law.

The ruling resulted from a lawsuit filed by Friends of the High Line (FHL) challenging the attempt by those who advocate demolition (a small group of private property owners with real estate under the High Line) to tear down the High Line without going through ULURP, the City's mandatory public review process. The New York City Council, Manhattan Borough President C. Virginia Fields, and six Chelsea neighbors joined FHL in the suit.

The ruling is a major victory for Friends of the High Line. Also, because it reaffirms ULURP, which requires public review of major land-use initiatives, it's a major victory for all New Yorkers who seek community involvement in the major decisions that affect their neighborhoods.

MAYOR BLOOMBERG ANNOUNCES HIGH LINE FEASIBILITY STUDY

Following the FHL's legal victory, Mayor Bloomberg announced a four-month feasibility study of the High Line. The consulting firm of Hamilton, Rabinovitz & Alschuler, Inc. will conduct the study in conjunction with the Department of City Planning and the Economic Development Corporation. The study will include a structural analysis of the High Line; cost estimates for rehabilitating the structure and developing access, safety, and landscaping programs; and an analysis of the potential economic and social benefits to the City that can result from the creation of an elevated pedestrian greenway atop the High Line.

HIGH LINE PROJECT INCLUDES PANEL OF WORLD-RENOWNED ARCHITECTS

In February, The Design Trust for Public released Reclaiming the High Line,

the first-ever comprehensive reuse and planning study of the High Line. The Design Trust is a not-for-profit organization dedicated to improving the quality of the public built environment in New York City. They collaborated with Friends of the High Line on Reclaiming the High Line, which was exhibited at the Municipal Art Society and was published in a book sponsored by AOL Time Warner. On February 27, in association with Reclaiming the High Line, a panel of renowned architects spoke to a packed forum at the Reuters Building about the High Line's unique potential to anchor a pioneering design and planning vision for the far West Side. Participants included Julie

Bargmann, Assistant Professor, Department of Landscape Architecture, University of Virginia; Gary Handel, Principal, Gary Edward Handel & Associates; Steven Holl, Principal, Steven Holl Architect; Terrence Riley, Chief Curator, Department of Architecture and Design, Museum of Modern Art; and Marilyn Jordan Taylor, Partner and Chairman, Skidmore, Owings & Merrill.

Copies of the 80-page book, Reclaiming the High Line, can be ordered from FHL. Email: thehighline@mail.com

SUMMER BENEFIT

Friends of the High Line is currently planning its second summer benefit party. Last year's benefit, at the Mary Boone Gallery and The Park restaurant, was hugely successful and was attended by Glenn Close, Joel Grey, Diane von Furstenburg, and numerous other local luminaries. This year, Edward Norton will host the event. Anyone who wants to help sell tickets within the London Terrace community and beyond should contact: Robert Hammond at 212-929-8528 or rhammond@hammondco.com.

COMMUNITY BOARD 4

Community Board 4 (which covers 14th Street to 59th Street, west of Sixth Avenue below 26th Street, west of Eighth Avenue above 26th Street) will play an important voice in determining whether the High Line is preserved for reuse as a public open space. Don't hesitate to its members know how you feel. It's your community.

FOR MORE INFORMATION

contact: Friends of the High Line 212-606-3720; thehighline@mail.com



CHELSEA COTTAGE/VIET GRILL

BY JOAN KENNEDY TAYLOR (405)

The Chelsea Cottage restaurant at 206 Ninth Avenue (now also called the Viet Grill) has always been a secret pleasure of mine. Over the last year, the owner, George Wu, has upgraded its look and menu while keeping his extremely affordable prices and delicious food. This is the ideal neighborhood restaurant. They have crisp white linens, friendly servers who remember your preferences, two extensive menus (Chinese and now



Vietnamese), free white wine with dinner - all possible for under ten dollars! You can pick from numerous specialties - Dim Sum, hot and sour soup Vietnamese style, sugarcane soup, Peking Duck and more. The take out and delivery service is fast and reliable also. Call 366-4881 or stop by seven days a week, for lunch or dinner from 11:30 AM to 11:30 PM. You don't need a reservation.



NEW AT THE HEALTH CLUB AND POOL BY WING KEE KWOK

Since my last report, there have been a lot of exciting changes. In December, we welcomed our new manager, Simon Grunfeld. Simon has been with Iowa Sports, the Health Club and Pool Management Company, for many years and has a diversified and interesting background. Stop by and say hello...and sign up for his kickboxing class!

The schedule for classes has been revised. At the members' request, we have added a one-hour beginners Yoga Class on Thursday evenings at 7:00 PM. This class is free to LTT Club members. Nonmembers can also participate by coming with a member and purchasing a Health Club day-pass for \$12.

A vending machine that dispenses health drinks and bottled water has been installed in the reception area between the locker rooms. The vending machine is on a trial basis and, if it proves popular, it will become a permanent feature.

At the committee's request - and with the concurrence of the staff - the Board of Directors approved the relocation of the entrance door and handkey system to the Health Club and Pool from its present location to near the head of the stairway leading to the locker rooms. This new location will provide better security; allow the receptionist to more quickly help those who are having difficulty with the handkey system and permit authorized people who just want to "look" at the pool (like real estate agents, proud new owners, etc.) to do so. The construction will commence in the near future.

We have added a "Suggestion Box" at the reception desk in the Health Club. If you have any constructive ideas, please drop them in the box. Simon will respond to you.

Summer is just around the corner. Time to get ready for bathing suits and other more revealing summer clothes. Join the Health Club and you'll look and feel better!

Gym Hours: Monday through Friday: 6:30am - 10pm, Saturday & Sunday: 9am - 7pm. Pool Hours: (closed Wednesdays) Monday, Tuesday, Thursday, Friday: 6:30am - 10 pm, Saturday & Sunday: 9am - 7pm.

LONDON TERRACE TOWERS & PIANOS

London Terrace Towers is home to many talented professional musical artists and enthusiastic music lovers who derive personal joy from playing the piano. Steinway and Sons says: "Not even the most gifted poet can quite capture the joy we feel when beautiful music touches our lives."

But, sometimes, even the most beautiful music can be played at the wrong moment for your neighbor. We have done some research and discovered that there are some ways to allow you to play your piano and minimize the sound from traveling to your neighbor's home.

Mason Industries has been a leader in the field of noise and vibration control products. One of their products, the BM Cup Mount, has been recommended by acoustical engineers for use by piano owners in apartments. They are particularly good for baby grand pianos. It is a simple rubber attachment that can be placed under the legs of your piano. Rubber is the most widely accepted vibration and noise control material. It is low cost (\$20 per leg) and effective. Contact Doug Valerio at Mason East, Inc. for more information and to order a set for your home. He can be reached at 631-254-2240.

There are also other solutions for upright pianos.

- A thick rubber pad that can be placed under an upright piano.
- A felt strip (called a mute) can be installed inside the piano. It can reduce the sound by 50%. The cost of the mute and installation is approximately \$200.00. You can contact Beethoven Piano (232 West 58 Street) at 212-765-7300.

Please note that these devices are not substitutes for the requirement that your apartment floors must be 80% carpeted or the house rules regarding the hours of playing time.

405 AND 465 LAUNDRY ROOMS

You may have noticed that our laundry rooms have been recently refurbished...fresh paint, new top loaders, new doors on the dryers, more portable laundry baskets, new tables and new chairs.

Service Directions has also added new Value Transfer Machines that allow for using cash (ones, fives, tens and twenties), credit cards (AMEX, VISA, MasterCard and Discover) and debit cards. There was a slight increase in the cost of the washers and dryers - the first in seven years.

While you can continue to use your old card, Service Directions has provided updated Smart Cards for each resident. The new cards are pre-valued with the first \$5.00 free. You may pick up these cards in the Management Office, along with a booklet giving you general information about how to best use our facilities (and a free single load size of TIDE).

Service Directions reminds you to use 1/2 the recommended amount of detergent in the front-load washers to prevent oversudsing!

