

LONDON TERRACE *Towers News*

VOL. X NO. 3

DECEMBER 2001

BOARD OF DIRECTORS ELECTION RESULTS

Nancy Frawley (405) Nancy is employed by United Airlines and is a former President of her Union. This is her seventh year on the IIT Board and fourth year as President.

Allen Maniker, MD (405) Allen is an Assistant Professor of Neurosurgery at the New Jersey Medical School and maintains a private practice, as well. This is his fifth year on the Board and third year as Vice President.

Steven Sylvester (470) Stephen is employed by Citibank in Global Investor Services. He is responsible for strategic initiatives and business relations to the global consulting market. This will be his second year as Treasurer of the Board.

Scott Koniciecko (410) Scott has his own architectural firm, specializing in residential projects. This will be Scott's fourth year on the Board. He will serve as the Secretary of the Board this year.

Wing Kee Kwok (465) Wing Kee is an architect and an active member of the IIT Construction Committee and the Health Club and Pool Committee, having served as its Chairman for two years. This will be his first year on the Board.

Kenneth Grau (Sponsor Representative) Kenneth has been on the Board since 1995. He has his own practice specializing in residential and commercial real estate, including cooperative and condominium law.

Rob Braverman (Sponsor Representative) Rob is a partner at Braverman and Associates, specializing in real estate law. This is his seventh year on the Board.

John Gallen (Sponsor Representative) John is a Certified Public Accountant. He has been on our Board since 1998.

The following were elected to the Board of Managers of the Commercial Unit Owners Annual Meeting held on November 13, 2001:

Louis Palermo (Ninth Avenue Representative) Lou is the President of the Real Estate Division of the Red Apple Corporation, which owns Gristedes. He has been on our Board for three years.

Jimmy Salih (Tenth Avenue Representative) Jimmy is the owner and operator of La Traviata. This is his second year on the Board of Managers.

Patrick Joyce (Commercial Unit Representative) Patrick is a partner in the Corporation which owns and operates Karvas (formerly known as H2K) and is a New York City firefighter. This is his second year on the Board of Managers.

Thomas Arbuckle (465) Thomas is the Managing Director of the Toy Center, a member of the Board of the 23rd Street Business Association and sits on the Board of the McBurney YMCA. This is his fourth year as the Board of Directors designee to the IIT Board of Managers.

It is with regret that we acknowledge **Matthew Knip's** resignation from the IIT Board of Directors and Board of Managers. Matthew resigned for personal reasons which prevent him from serving on the Boards. At the next scheduled Board meeting, we will discuss how to fill the vacated seat on the Boards.

The election results for the Board of Directors of the Residential Cooperative from the **November 8, 2001 Annual Shareholders Meeting** and the subsequent Board Meeting for the election of officers are:

Resident	Building	# Votes	Position
Nancy Frawley*	405	396,673.2	President
Allen Maniker, MD*	405	315,569.7	Vice-President
Scott Koniciecko*	410	122,515.5	Secretary
Michael Solomon***	410	8,685	
Matthew Knip*	465	260,149	
Wing Kee Kwok	465	218,223.9	
Gary Roth	470	88,731.5	
Steven Sylvester*	470	300,035.6	Treasurer
Robert Braverman**		290,418	
Robert Ellis		208,091	
John Gallen**		290,418	
Kenneth Grau**		290,418	

*Elected Residential Directors

**Elected Sponsor Representative Directors

***Not on Ballot but Received Votes



NANCY ALLEN



SCOTT



WING KEE STEPHEN



LOUIS



JOHN

KENNETH



LONDON TERRACE MANAGEMENT OFFICE

Most of you know **Kathy Stanis**, our Property Manager. We have had so many new shareholders these last years, we thought it was time to put her picture in the newsletter. Kathy has been here at London Terrace Towers for nine years now and has been instrumental in not only helping to achieve all the improvements but also for establishing the friendly atmosphere for which we are known. Thanks, Kathy.

Marsha Katz has been with us at LTT for 5 years. She came to us with several years of experience in the real estate management business. Marsha is the first voice you'll hear when you call the Management Office and she's probably the last voice you'll hear if you want to move (all moves are scheduled by Marsha).

Heather Johnson was recently hired as our Assistant Property Manager. Heather has been with Insignia for several years and transferred here from the main office. She can help you with work you need done in your apartment and any other information you need.



HOLIDAY TIPPING

As we get closer to the holidays, the office gets several calls from residents asking about Christmas tips for the staff. There are no hard and fast rules to follow and we do not, as some cooperatives do, add a specific amount onto the maintenance for staff Christmas gifts. The following are variables you might want to consider when deciding to give tips to the staff: **be guided by your personal resources; consider the amount of service the staff member(s) provided; and have you been tipping throughout the year?**

Keep in mind that good work may merit reward even if you haven't personally witnessed it. We see our lobby attendants every day but there are many others who keep the buildings clean, safe and working for you. They are the porters (who take care of literally tons of trash, clean the halls, etc.), the maintenance department (who take care of the pipes, the heat, etc.), the painters and plasterers (they paint and plaster the public spaces, qualified apartments) and the management staff (they keep it all together!).

Although it doesn't recognize individual performance, some residents choose to give one large gift to all those who work in a specified classification. These gifts are then split amongst those in the group.

Even the smallest gift is appreciated. Staffers have historically counted on Christmas tips as the unnegotiated part of their salary. If it is difficult for you to personally distribute your gifts, feel free to bring your addressed gifts to the management office. They will be safeguarded until they can be distributed to the proper people.

Don't forget to sign the accompanying cards. There has been more than one occasion when a staff member would have liked to say "Thank you" but couldn't.

MESSAGE FROM THE HEALTH CLUB

by Wing Kee Kwok



The tragedy of September 11th brought volunteers from all over the country to the aid of the City. In an effort to help, the Health Club doors opened for some of the volunteers as well. We hope that this went some way to show our appreciation.

We have been advised that we should all try to return to a normal way of life.

One of the best ways is physical activity. We are fortunate to have the facilities right here at our home. Not only is it a place where you can train your body but it's also to interact with your neighbors and friends.

Here at the Health Club, the committee continues to try to improve our facilities. The Board of Directors approved our recommendation to install a new air conditioning unit. We have replaced all our exercise mats. In addition, there are new ankle weights and Body Bars for our aerobic classes. We are very pleased to announce that the Board approved the purchase of an additional treadmill, a new Cross Trainer and an Air Dyne Stationary Bicycle to replace the old one. These new additions will ease the congestion at the Cardio Area, which is by far the most popular part of the Health Club.

I would like to remind all members that the trainers on duty are here to help us. Please ask them whenever you have questions related to the usage of a particular machine or your training workout. It is very important that you perform your workout in the Correct form. You will achieve much better results when each exercise is performed correctly and, consequently, the chance of hurting yourself will be decreased.

In the coming months, you will notice changes at the Health Club designed to improve service and security. We hope you continue to take full advantage of the facility.

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.

**BUILDING SUPERINTENDENT \$50 - \$100
DOORMAN/LOBBY ATTENDANT \$25 - \$100**

PORTER \$20 - \$50

HANDYMAN \$20 - \$50

GARAGE ATTENDANTS 1/2 monthly rate divided amongst the attendants

LETTER CARRIER \$10 - \$50

WEEKLY HOUSE CLEANER One visit's payment plus personal gift

NANNY/BABYSITTER One week's payment plus personal gift

CHILD'S TEACHER Gift worth \$20

HAIRDRESSER Average cost of regular session plus personal gift

MANICURIST \$20

PERSONAL TRAINER One sessions pay plus personal gift

HEALTH CLUB ATTENDANT \$5 - \$10

DOG WALKER \$20

The following information was taken from an article in the New York Times, 12/20/98, and from an Internet site.

Dear Fellow Shareholders:

Thank you to all who participated in the Annual Meeting of Shareholders either in person or by proxy. We achieved a quorum with 59.1% of the shares represented - one of the largest quorums since the inception of the Cooperative.

We had seven residential candidates step forward to run for the Board of Directors, of which six were successfully elected. This is the first time that the Sponsor lost a seat due to residential shareholder involvement. While the departing Sponsor representative was consistently helpful and thoughtful, this is the way it's supposed to be as the Sponsor continues to sell off shares. Next year, I hope that we can persuade more of you to either come to the Meeting or give your proxy to the Board of Directors or another person who will be at the meeting. It really does make a difference.

A word about apartment values...Its too soon to say with complete certainty what the events of September 11th will have on apartment sales prices but, so far, the market has not collapsed or even fallen significantly. Appraisers continue to use the September 10th valuations with the caveat that present market sales could alter these figures. Those in the know point out that:

- The future economic stimulus to New York will be enormous. Twenty Billion dollars in Federal aid has been pledged and billions more will be flowing into the city as a result of insurance claims;
- There is an overall low inventory of apartments for sale; and
- Interest rates have fallen dramatically making purchases and refines more attractive.

Here at LTT, to my knowledge, all contracts that were negotiated prior to the 11th were honored. In fact, the scheduled closings went through as planned and more are on the calendar. We are still one of - if not THE building in Chelsea.

Let me end by wishing all of you a happy, healthy and safe holiday season.

Yours very truly,

Nancy Frawley
President

CHELSEA STATION FIREFIGHTERS

On September 11th, the City suffered the darkest day in its long history. The destruction of the World Trade Center and the resulting loss of lives, broke our hearts.

None were more affected than the Firefighters of New York. More than 300 members of the Department are dead or missing, presumed dead. **Our own station on West 19th Street, which has served Chelsea for generations, was hit very hard. Five members of Engine 3, Ladder 12, Battalion 7 died that day. They are: Battalion Commander Orio Palmer, Commander's Aid Steven Belson, Lieutenant Philip Petti, Firefighter Mike Mullan and Firefighter Angel Juarke.**

Contributions to the families of these men can be sent to the Ladder 12 Firefighters Fund, c/o Kathryn Dobson, Administrator, 176 Seventh Avenue, 3A, New York, NY 10011.

Their extraordinary bravery - at the cost of their own lives - continues to inspire the rest of us as we renew our commitment to this city that we love.



ADMIRAL COMMUNICATIONS

Also close to home...Admiral Communications, the company that prints our newsletter, has also been terribly affected by the World Trade Center tragedy. This family owned business is located just two block from the site. As they evacuated their building and ran for their lives, the employees saw things that were seared in their psyches for all times. Because their building was shut down for several weeks and because several of their clients were domiciled in the World Trade Center, they were forced to lay off employees. We're glad that they are still in business and wish them well...and we recommend them if you need a printing service.

Published quarterly for LONDON TERRACE TOWERS OWNERS INC by the Quality of Life Committee under the direction of the Board of Directors. Comments, suggestions and news for this publication are welcome. To submit material, contact Edward Maichin. Submission deadline is March 15, 2002. The committee reserves the right to edit submissions.

Contact Edward Maichin at: d1maichin@aol.com

BOARD OF DIRECTORS
NANCY FRAWLEY
President

ALLEN MAMIKER
Vice President

SCOTT KONIEKO
Secretary

STEVEN SYLVESTER
Treasurer

WING KEE KWOK
Resident

MICHAEL SOLOMON
Quality of Life Committee
Chairperson

CHRISTOPHER COLLINS
Telecommunications Committee
Chairperson

WING KEE KWOK
Health Club Committee Chairperson

THOMAS ARBUCKLE
Construction Committee Chairperson

THE EVENTS OF SEPTEMBER 11 & LONDON TERRACE TOWERS

Illustration by Louie Aharado
405 Lobby Attendant



LONDON TERRACE TURNS OUT FOR NEW YORK CITY

Bruce Solomon (465) was among the first to volunteer in the aftermath of the World Trade Center disaster. He was appointed the housing coordinator for the out-of-town volunteers who streamed into New York to help with the rescue and recovery efforts. Bruce succeeded in bringing order to the chaos surrounding this aspect of the rescue.



Kathy Stanis, our Resident Manager, received a letter from Bruce of which the following is an excerpt: *"It is with heartfelt*

appreciation that I take this opportunity to express my gratitude to you...and Elaine (Kanter). Your roles were vital in contributing to the temporary housing unit for the World Trade Center disaster relief efforts. To date we have placed 4,500 volunteers, EMT, Police and Firefighters who visited our city and contributed in the search and rescue operations at 'Ground Zero'. The response from the residents at London Terrace Towers has been tremendous along with the entire Chelsea neighborhood. A special thanks to the residents who opened their homes to total strangers in this time of need, some even transporting people back to their buildings. And last but not least, thanks to our staff who participated in setting up the apartments and welcoming our visitors at all hours of the day and night.

Kathy, as you know, our efforts are far from over but as we all continue to refocus again on our daily lives, it is with great pride that I can say we helped make a difference!

Bruce is right: Kathy and our staff were great! We also want to thank the Sponsor for - without a moment's hesitation - allowing us to offer their vacant apartments for use by volunteers.

While we don't have the space to list all of those that helped - and we cannot pretend to know the names of all those who participated - we acknowledge those listed below:

Denise Markey (410) worked fourteen hours a day, seven days a week at the site providing vital protective clothing and equipment to the rescue/recovery volunteers. She is still volunteering.

Nina Rich (405) made at least 100 sandwiches and cookies, placing them - along with flowers - in the LTT apartments used by the volunteers. She also has a volunteer staying in her apartment.

Mr. and Mrs. Kenneth Willardt (405) purchased cases of water and other supplies to stock the apartments.

Scott Reinhardt and Paul Walsh (410) donated the large flag which graces our building on Ninth Avenue.

Doreen Zalvidar (405) purchased an enormous amount of necessary toiletries for the volunteers and made space in her apartment.

Mr. and Mrs. Stephan Golux donated sleeping bags, blankets, etc. and transported the volunteers.

Mr. and Mrs. Butch Martin (405) "adopted" an entire Fire brigade from Chicago who wanted to stay together, arranging for them to stay in our Health Club. They helped place others as well and were available at all hours of the night to assist the volunteers.

Susan Hamburger (410) donated many needed items and has volunteers staying in her apartment indefinitely.

Mr. and Mrs. Chris Mallon donated air mattresses and bedding.

Mr. and Mrs. Mark Petti gave air mattresses and other supplies. When they found out that the apartment next door was being used by the volunteers, they offered around the clock assistance.

Scott Paige and Betty Chow (470) donated lots of bedding.

Allen Maniker, MD (405) was one of the first surgeons to arrive (by military humvee) at Liberty State Park, one of the triage sites for the injured. One of his patients is a firefighter who was thought dead for five days. It was a great moment when his comrades found him alive and recovering in the hospital.

Michael Millare (470) raced to Ground Zero on September 11th and provided his much needed nursing skills.

Dr. William Hansen (470) offered his services at the Trinity Church site.

Rowann Gilman (465) provided much needed supplies.

Terrance and Gina King (405) donated many different items.

Pennell Somsen (405) contributed bedding and supplies.

Jane Tucker (405) pitched in with additional supplies.

Sachiyo Ito (405) donated the proceedings of her dance Company's performance to the World Trade Center Relief Fund.

There are so many who helped...supplying air mattresses, blankets, pillows, sheets, shower curtains, towels, bottled water, food, shaving cream, razors, shampoo, soap, deodorant, toothpaste and brushes, flowers, juice, soda, clothing...and on and on. We tried hard to remember everyone but we apologize if we have left your name off this list.



THE IRON WORKERS FROM CHICAGO

On September 18th, after squaring away their families and setting up their personal finances to cover the next two months, three iron workers drove through the night from Chicago to New York to volunteer their services at the World Trade Center site.

They knew better than most that, after the rescue mission turned to one of recovery, New York would need their skills to more safely clear the site so the rebuilding process could eventually begin.

They also knew that the site was still a very dangerous place to be. "When you dismantle a building, there is order; this was unbelievable," said Dennis Quinn. Fires continue to burn underground, with the iron and steel glowing red from the heat. The rubble shifts as pieces of the debris are moved. One time they were in a group of workers who had cleared an area and, within seconds, an enormous amount of the rubble fell where they had been standing. The equipment is very specialized...and they knew how to operate it safely. Tony Dunovsky said that one of the reasons they came was "to help make the job safer for others."

And they've recovered human remains - removing them with delicacy and respect. As strange as it sounds, they said that finding the bodies made them feel better. Dennis said, "I felt better knowing a family would have closure. It's very difficult to have a memorial with no body."

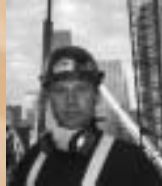
They went to work every day for five weeks without a break, getting there early to suit up for their 4 PM to Midnight shift...sometimes going early and staying later if they were needed. Quinn said that no amount of work experience could prepare someone to see something like they saw at Ground Zero. "Imagine Hell. That is what it is." They stayed because they thought it was the right thing to do. When offered a ticket to the Paul McCartney/Billy Joel concert at the Garden, Tony declined explaining he was needed by his crew at the site.

Each say that the people of New York "treated them like gold." On their only night off, they were invited to the home of a firefighter for a homemade dinner. Each report that they made good friends and lifetime bonds.

These men were some of the selfless volunteers who were housed at London Terrace Towers. Their names are (top to bottom) Leo Quinn, Dennis Quinn and Tony Dunovsky. Dennis and his brother, Leo, had to return to Chicago mid-October but hope to come back as soon as possible. Tony plans to stay at least through Thanksgiving.

Police Officer Glenn Pettit transferred in this last year after serving three years at our own Tenth Precinct on West 20th Street to the Police Department's video unit. On September 11th, he was sent into the World Trade Center. He was killed on duty in the collapse.

Donations for the families of Police Officers can be sent to the PBA Widows and Orphans fund at 40 Fulton Street, New York, New York 10038.



IT'S NOT TOO LATE...

Many funds were established to help victims of the September 11th terrorist attacks. The purpose of these funds is to mobilize financial resources to those most in need as a result of this tragedy. Listed below are some of those funds to which you might consider donating:

The Twin Towers Fund The purpose of this fund is to recognize the families of members of the NYC Fire Department, the NYC Police Department and other government personnel who lost their lives or who were injured. Checks can be made out to the Twin Towers Fund, General Post Office, PO Box 26999, New York, NY 10087-6999. Funds may be directly wired to Chase Manhattan Bank - ABA Number 021 0000 21, for credit to the Twin Towers Fun: Account # 134 694 481. Corporations and foundations should contact Tamra Lhota at tlhota@cityhall.nyc.gov.

The September 11th Fund The fund was created by the United Way and the New York Community Trust to provide financial assistance to all the victims and their families. Contributions can be sent to the United Way September 11th Fund, 2 Park Avenue, New York, NY 10016, 212-251-4055. Donors may specify the community (New York City, Washington, D.C. or other affected areas) where they would like their contributions to help.

The Flight Attendant Disaster Relief Fund This fund has been established to assist the families of flight attendants who lost their lives in the attack. Contributions can be sent to Flight Attendant Disaster Relief Fund, 1275 K Street, N.W., Fifth Floor, Washington, D.C. 20005.

The American Red Cross The American Red Cross has several funds - all of which gives 100% of your donation to the relief organizations. Log onto www.helping.org for a complete listing.

The American Red Cross strongly urges those of you who can to register to become a blood donor. Your donation of blood will help our city and nation prepare for the future. Log on to <http://arw.givelife.org> or call 800-GIVE-LIFE for information and to make an appointment.

For those of you who travel...United Airlines flight attendants collect toiletries (soap, shampoo, razors, creams, etc.) from layover hotels and distribute them to two places. Here in New York they go to Style Works, an organization that assists and prepares battered women to go off public assistance into the workforce. We also send them to the Mission of Hope in Sao Paulo, Brazil, a school and training center for homeless children. You can drop off any contributions at 405 West 23 Street, to the attention of apartment 12G.

Many residents - particularly those in 405 and 465 - remember

Edwin Collado. After many years as a London Terrace Towers lobby attendant, Edwin left this past year to join the New York City Police Department. He graduated after successfully completing the rigorous training at the Police Academy. Printed here is Edwin's graduation photograph. He has a big smile on his face, as usual! Congratulations, Edwin. We're proud of you and thank you for your contributions to the City in the aftermath of the World Trade Center attack.



LONDON TERRACE TOWERS SALES COMPARISONS

	1996	1997	1998	1999	2000	2001*
TOTAL SALES IN DOLLARS	\$4,390,900	\$6,367,200	\$8,316,900	\$10,037,521	\$6,623,000	\$8,897,500
TOTAL SHARES SOLD	20,897	26,985	27,081	25,723	15,586	14,392
AVERAGE PRICE PER SHARE	\$210	\$236	\$307	\$389	\$425	\$618

OF MICE AND MEN...

In the beginning, there were rodents. Humans throughout the world have coexisted with rats, mice and their relatives since the dawn of reordered time - sometimes peacefully and reverently, as in the cases of China and parts of India, and sometimes with loathing and hatred, as in the cases of Medieval Europe and modern day New York.

Urban rodents eat garbage, carry disease and harbor other pests like fleas. Their droppings can carry infectious diseases like salmonella. When they shed fur and dander, they can contribute to asthma and other respiratory ailments. Mice can wiggle through holes one-quarter inch in diameter. They can survive temperatures ranging from 32 degrees to 130 degrees Fahrenheit. They are also prolific breeders. Rubbish heaps, parks near residential buildings and construction sites are natural environments for these creatures.

The factors upon which the rodent population depends - food, water and shelter - are the same environmental conditions human beings need to thrive. They've survived so well since their arrival two hundred years ago that rodents outnumber humans in New York City. Today, their only natural predators are certified pest control operators (better known as exterminators) and YOU, the determined homeowner.

Last year at this time, we hired an exterminator company to survey every nook and cranny in our basements and ground floors. After identifying the pests' hiding places, all known openings were sealed. We will do this again this year. Jack Marascio and his staff have been methodically cleaning and removing the accumulated clutter of the last seventy years in every room in the basement. All of the garbage chutes and compactors were steam cleaned. And, of course, we have weekly extermination service available to every resident who wants it.

With winter approaching and so much construction in the neighborhood, these unwanted visitors might dare to try to make London terrace Towers their homes again.

What can you do if you see evidence of mice in the building or in your apartment?

- 1.) Call the management office the first time you see a mouse. Don't wait until later. Our maintenance staff has the right materials to catch them and you will be signed up for a visit by the exterminator. Our staff can also find and close up any holes in your walls, particularly behind appliances, under your sink or in your radiator.
- 2.) Cover ALL garbage containers and regularly dispose of it.
- 3.) Do not leave food out. Fruit bowls are nice but mice like fruit, too.
- 4.) Vacuum even in your kitchen and bathroom. A crumb to you may be a nice snack to a mouse.
- 5.) Recycle correctly. Always wash your recyclable containers before you put them in the trash area. Do not leave that pizza box with the cheese stuck to it.
- 6.) If you have a "problem" neighbor on your floor and you know who it is, talk to them about the need to keep the trash area clean. Call the office if there is a persistent problem on your floor.

Rodents are not going to go away completely but we don't have to make it easy for them to live here.

CHARITY BEGINS IN YOUR CLOSET

Jean's that won't ever fit again, coats that don't close the way they're supposed to! There are plenty of needy New Yorkers who would appreciate your - tax deductible - rejects. If you decide to donate, remember that items should be clean and in good condition. **Some suggestions:**

Housing Works Thrift Shops (which benefits people with HIV and AIDS) has four locations: 143 West 17th Street, 202 East 77th Street, 306 Columbus Avenue at 75th Street and 23 Street at Third Avenue. The hours for drop-offs vary, so call 212-366-0820 or log onto www.housingworks.org.

LaCandelaria provides services for the homeless and domestic violence abuse. It accepts children's and women's clothing. They will pick up on Fridays from 9 AM - 5 PM. Call 212-427-1337

Covenant House helps homeless children and teens. They accept clothing at 460 West 41st Street, 24 hours a day, seven days a week. Call 212-613-0300 or log onto www.covenanthouse.org. **Coats are most especially appreciated!**

LONDON TERRACE SNIPPETS

If you would like to have your apartment door painted, call the office to let us know. Keep in mind that your door needs to remain open for about six hours so that the edges can dry properly. The superintendent will then set up an appointment with you.

If you are blowing fuses on a regular basis, call the office immediately. It could be a simple adjustment but it could also be a sign of an impending electrical fire. Our maintenance staff will come immediately to conduct an amperage evaluation.

Leaky faucets and toilets cost the cooperative a lot of money over time. If you have one, call the office for an appointment to have them fixed. Leaking toilets can cause an enormous amount of damage to your downstairs neighbor's apartment, the cost of which you may be responsible. Our staff fee is a very reasonable \$25/hour.

Residents have been calling the office to report that their TV's have lost channels and reception since the WTC disaster. Most likely it is a result of the collapse of the Towers. You may need to get cable service.

Covering your air conditioner units will drastically reduce the amount of cold air coming into your apartment this winter. If you purchase a cover and need help installing it, call the office for an appointment.

If you are experiencing noise from your radiators, there are solutions. Call the office and our staff will come and discuss the options available to you. Don't wait until the weather is cold...do it today...212-675-2000.

A WORD ABOUT PACKAGES...

Due to very limited space, once you are notified that you have a package, you must pick it up within three days. Packages will be returned after that. Also, please note that large packages must be delivered through the freight elevator. Call the office to schedule the elevator's use. Furniture and other large items will not be allowed to be delivered through the lobbies...and you must either be home or make other arrangements to receive these items in your apartment.



We have our own Weight Watchers group here at London Terrace. We committed to having ten meetings every Monday at 6 PM in the management office. Several people are interested in continuing these meetings. If you are interested, call Kathy at the office. She can fill you in on the details.

The Board of Directors voted to install new mailboxes. Past Boards had wanted to replace the mailboxes but could not get the cooperation of the Post Office regarding the stringent federal regulations about the dimensions of the mailbox itself. **No more!** The poor condition of the mailboxes and resulting working conditions of the postal workers finally led to our being able to modernize the facility. The Post Office and London Terrace Towers are working to finalize plans for the new mailboxes. We are hopeful that construction will begin just after the first of the year. There may be some inconvenience during the construction phase. For instance, we might have to get the Post Office to remove uncollected mail when the old boxes are torn out and we may have to set up temporary mailboxes elsewhere but the residents of 410 will be notified in advance of these arrangements. We're hoping that all the inconvenience will be forgotten as soon when the new mailroom is operational.