

LONDON TERRACE

Towers News

VOL. XI NO. 5

DECEMBER 2005

Election Results

The following are the results of the election for the London Terrace Towers Owners, Inc. Board of Directors held on November 15, 2005. According to the By-laws of the corporation, the candidate from each building that receives the most votes is elected to the BOD first. After these first seats are designated, the candidates with the next highest number of votes - irrespective of building and including the sponsor representatives - are elected. The successful candidates are indicated by the → designation next to the number of votes received.



Steven Engel, Allen Maniker, Scott Koniecko
Sylvie Destian, Thomas Arbuckle, Susan Singer
Kenneth Grau, Rob Braverman, John Gallen

405	David Bardeen	51,883
→	Allen Maniker	279,497
→	Susan Singer	368,658
	Greg Stephen	46,174
410		
→	Scott Koniecko	47,135
465		
→	Tom Arbuckle	287,593
→	Steve Engel	381,615
	Bob Kulikowski	185,185
470		
	Lowell Boyers	12,787
→	Sylvie Destian	181,563
	Gary Roth	58,296
	Sponsor Representatives	
→	Kenneth Grau	292,876
→	Rob Braverman	288,559
→	John Gallen	248,876

Board of Directors

Steven Engel (465) Steven owns and operates a film production company (www.EngelEntertainment.com). This is Steven's fourth year as a member of the Board, and second term as President of the Board.

Allen Maniker (405) Allen is an Assistant Professor of Neurosurgery at the New Jersey Medical School and maintains a private practice. This is Allen's ninth year on the Board and seventh year as Vice President.

Scott Koniecko (410) Scott has his own architectural firm, specializing in residential projects. This is Scott's eighth year on the Board and his fifth year as Secretary.

Sylvie Destian (470) Sylvie is an Associate Professor of Clinical Radiology at NY Medical College and Associate Chairman of the Department of Radiology at St. Vincent's Hospital. She is also a printmaker whose work has been shown in Europe and the US. This will be Sylvie's third year on the BOD and third year as Treasurer.

Thomas Arbuckle (465) is a self-employed real estate broker/consultant. For over thirty years, he was the managing director of The International Toy Center. He serves on the boards of the 23rd Street Association, McBurney YMCA and the Steering Committee of the Madison Square Business Improvement District. This is his sixth term as a member of the Board of Directors.

Susan Singer (405), after a career in sales and marketing, is now a Vice President at Corcoran Realty. Susan has a secondary career (and passion) as a jazz singer. In addition, Susan serves on the Board of the Empire State Pride Agenda. This is Susan's first year on the Board of Directors.

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

Rob Braverman (Sponsor Representative) Rob is a partner at Braverman and Associates, specializing in real estate law. Rob has served on the Board since 1995.

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

In addition, **Jennifer Greiner** (405) was elected by the Board of Directors as their representative to the Board of Managers. Jennifer owns and operates her own career management and development consulting firm, specializing in the legal industry. This will be her second year on the Board of Managers.

The Commercial Unit Owners Annual Meeting met on November 17, 2005. The following have been elected to the Board of Managers:

Edward Shendell (Ninth Avenue Representative) Ed is the designee from The Red Apple Corporation, which owns and operates Gristedes.

Noemi Rosario (Tenth Avenue Representative) Noemi is the designee of Olmstead Properties, the landlord of the Gallery, the Barber Shop and Carol Bowden Salon.

Patrick Joyce (Representative-At-Large) Patrick is a partner in the corporation that owns and operates Kanvas.

Thanks, Bob!!

The Board of Directors thanks Bob Kulikowski (465) for his many years of service to the Cooperative through his participation on the Boards of Directors and Managers. Even though Bob received a substantial number of votes from the shareholders, anomalies in our voting system (as prescribed in the By-laws of the Cooperative), Bob did not win a seat in the last election.



Bob is the Director of NYC's Office of Environmental Coordination. While OEC's work is not always visible to the public at large, what they - under Bob's direction - do affects all New Yorkers. OEC works with City agencies to ensure that the environmental impacts of City projects are disclosed by decision-makers and advises the Mayor on matters of environmental policy. OEC's efforts will ensure adequate resources for future New Yorkers, making the Big Apple a Green Apple.

As the Board develops its "Master Plan" for London Terrace's future, we hope that Bob will continue to contribute his ideas, knowledge and skill. Thanks, Bob.

Winter, Heat and London Terrace

Our boilers are equipped with sensors on the outside of the building and are computerized to respond to outside temperatures according to the laws of New York City. From October 1st to May 31st, all NYC buildings are required to keep buildings at 68 degrees or warmer between 6 AM and 10 PM, if the outside temperature falls below 55 degrees; and at 55 degrees between 10 PM and 6 AM if the temperature outside falls below 40 degrees.

Every fall and winter, there are residents who - at the very same time - report they are either too hot or too cold. This is predictable as our buildings are heated from one source, with residents unable to regulate the exact temperature in individual apartments. It is also true that those apartments who face the sun are generally hotter than those who face north. These are simply the facts here. So we carefully follow the law. The amount of heat is automatically supplied.

Many residents are sensitive to the cold - and others to what they consider excessive heat. For those who want more heat, we suggest that you get an individual space heater. They now make models that are quite small, safe, very effective, inexpensive and widely available. Those of you who are too warm have reported that you simply turn off the radiator. Leaving your window open - or running your air conditioner - while keeping your heat on is the worst solution. Energy is literally flying out the window and adding to the cost of your maintenance bill.

And everyone should make sure their radiator valves work! If you cannot turn your radiator valve off and on, most likely it is a result of a faulty valve. If you are unsure, please call the office to arrange for a handyman to check it out.

ICE Can Be a Good Thing!

Recent medical emergencies have pointed out that all of us should have a way to contact someone who can be called should the situation require it. In addition to giving the management office emergency contact information, an idea that is going across the country is to put emergency contact numbers in your cell phone.

The program is called ICE...which stands for In Case of Emergency. In your contact list on your cell phone, you can program the name "ICE" and list one or more names and numbers of someone that can be called should you be in this situation.

All EMS and medical professionals have been given instructions to search a person's cell phone for the ICE name and numbers should they be in a medical emergency.

Take the time to program your phone now, so that you will be prepared should the situation require it. Hopefully you will never need it.

Dear Fellow Shareholders:

Thanks to all who participated in this year's Annual Meeting--whether in person or by proxy. We ended up with a larger than usual turnout with over 63% of the outstanding shares represented.

The Sponsor, while only owning 18% of the property, accounted for 30% of the shares voted at the meeting. As the sponsor continues to sell apartments, the need to work harder to achieve a quorum each year is increasingly important. That is why it is encouraging to see the increase in voting from last year.

There were fourteen candidates for the nine seats on the Board which, unlike in previous years, made for a spirited election.

As this edition of the newsletter goes to press, we have not yet approved a budget for 2006. We will be meeting in December to set the budget. Our financial analysts and we will look at recent historical data and make realistic projections. The Board always looks to minimize increases, if any, in the maintenance level. Among the principal items that may affect our 2006 maintenance are:

- We are towards the end of the third year of a three-year union contract with our lobby attendants, porters, painters and maintenance staff. Negotiations will be taking place during January through April...we will project a modest increase next year. Payroll accounts for approximately 20% of our budget.
- The City of New York has determined that the tax abatement programs will remain in effect but they have increased the taxable property values which will most likely result in real estate tax increases. Taxes account for approximately 28% of our budget.
- Water and sewer cost will likely increase.
- Fuel costs are definitely higher, although we are trying to mitigate those increases with boiler upgrades. We also hope you will read the article about how to save energy, maybe come up with some ideas of your own and help with the effort to minimize utility increases.
- Lastly, there is a large amount of exterior waterproofing to be scheduled next year as well as the elevator modernization project.

As soon as the budget is set, we will be sending each shareholder a letter.

The Board of Directors wishes each of you Happy Holidays and a happy and healthy New Year.

Sincerely,



Steven Engel
President, LTTO, Inc.

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

This and That at London Terrace Towers

•••••➤ **More on heat...** If you have a radiator that needs repair or replacement, call the office immediately. These projects take a fair amount of time and only certain staff members are trained to do this work. Radiator work is done on a first come, first serve basis. The exception is an emergency repair, such as a leaking radiator.

If choose to use a portable space heaters, do not use an extension cord to plug it in. To prevent overheating the normal receptacles, we recommend that you use the receptacle for your A/C.

•••••➤ **If you have neighbors that need special assistance,** please let us know. For instance, the staff makes a special effort to check in on our senior neighbors through the winter months. If you have a concern, don't hesitate to call the office.

•••••➤ **When you feel like you have been dis-served, we want -** and usually do - hear about it. At the same time, the Management Office would like very much to hear about it when you get good/great service from the staff. Like everyone, staff members like to know that are appreciated!

•••••➤ **If you have recently moved in,** changed your phone numbers/email addresses at work or home, please contact the office. It is imperative that we have your contact information for emergencies. You can email this information to heather.johnson@ellimanpm.com

•••••➤ **As you may remember, in an effort to reduce the amount of paper** we use and alleviate the number of notices you receive, we stopped putting notices for routine matters under your doors. This included things like notices concerning work going on in neighboring apartments, planned water interruptions, etc. We ARE posting this information on the LTTNews near the elevators and by email for those of you on our list.

•••••➤ **Please remember that the 470 roof deck closes on December 1, 2005 and remains closed through March 31, 2006.**

Steve Engel (465)
President

Sylvie Destian (470)
Treasurer

Allen Maniker (405)
Vice President

Thomas Arbuckle (465)
Resident Member

Scott Koniecko (410)
Secretary

Susan Singer (405)
Resident Member

Several years ago, Gary Roth (470) organized and created the London Terrace Towers website. With the help of Peter Ehrhardt (470), we constantly keep updating the information available to you. The website can save you a lot of time and effort...and provide entertainment as well!

The following is what you will find on the site all official London Terrace documents:

- **The Alteration Agreement you need to have any and all outside contracting work done in your apartment.**
- **The Bicycle Room Agreements you need to complete to get a space in the rooms.**
- **The By-laws of the Corporation.**
- **The personal Contact forms, including emergency notifications.**
- **The Health Club Membership Application.**
- **The Health Club Rules**
- **The House Rules of the Corporation**
- **The Pool and Health Club Regulations**
- **The Proprietary Lease for Shareholders.**
- **The 470 Roof Deck Rules.**
- **The complete Welcome Package that provides information on fees, moving, pet policies, etc.**
- **Work Order forms that can be sent directly to the Management Offices**

In addition, you can get information about the building, including Laundry facilities, Floor Plans, Telecommunications and frequently asked questions (FAQ's).

There is a history section that contains a 1933 London Terrace Promotional Film, a copy of the newsletter from 1933 called The London Terrace Tatler and an informative narrative about the history of London Terrace by Andrew Alpern as it appears in his book; Luxury Apartment Houses of Manhattan: An Illustrated History.

If you are not on LTT's email list, please email **Heather Johnson at heather.johnson@ellimanpm.com**. You can get daily updates on what's happening in the building.

If you want a yourname@londonterracetowers.com email address, contact **Gary Roth at Gary@londonterracetowers.com**

If you want to contact the BOD, you can email **bod@londonterracetowers.com** Some individual BOD members personal email addresses are on the website.



Have Yourself a Safe Little Christmas

Keep your holidays happy by developing a holiday safety plan for you and your home.

Start with your tree. If it's a natural Christmas tree:

- * Keep it away from heavy traffic so no one will bump into it;
- * Make sure the tree is protected from electric heaters (and fireplaces, if you are lucky enough to have one!);
- * Never use lighted candles to decorate a live or artificial tree.
- * Purchase a tree bag to put in place around the bottom of the tree while it's still supple.

Additional natural tree care tips include:

- * Cut 1 to 2 inches off the trunk for better water absorption
- * Place the tree in a stand that holds at least 1 gallon of water
- * Mix recommended nutrients into water
- * Monitor the water level daily

When decorating your tree, use only UL-approved lights, which signifies the lights have been properly tested and meet specific safety regulations. Use no more than three strands of lights linked together and avoid placing paper ornaments on tree lights. Over time, the bulbs can become hot enough to light thin paper ornaments on fire.

If your decorating ideas include plants to add holiday color to your home, bear in mind that several holiday-associated plants like mistletoe and poinsettias are poisonous to small children and pets. Check with your florists - or the Internet!

Apres Christmas

Despite doing all the right things, your once-fabulous tree may now be covered with sharp needles. Wear heavy gloves and a long sleeved garment when taking down the tree. Then simply raise the bag you placed around the bottom of the tree when you put it up and tie the end.

Please, do NOT leave the tree in the hallway or in the trash area in the stairwell. It is a fire hazard and will not win you friends on your floor! Either bring it down to the basement or, even better, call the office to ask for porter assistance.

Bette Restaurant

Bette Restaurant wants its neighbors to know that they will be open for tea starting December 9th. Their hours of operation are: lunch from 12PM-3PM; two seatings for tea, starting at 3PM; and dinner is served from 6PM until 11:30PM. With the holidays upon us, reservations are always a good idea.

"Over the nine years that I've been living at London Terrace, mind...**On January 18, 2006, Susan Singer (405) will be honored** by promoting what it is they do, outside of London Terrace will simply be the perfect ending to the holiday season. If you are interested, please contact me at **sin@corcoran.com** or **mailto:sin@corcoran.com** or call me at **202-462-1111**.

Happy Holidays

from London Terrace Towers Owners

Merry Gratuity

Welcome to Diplomacy 101 - determining the holiday gratuity. Whether you tip with a song in your heart or a sense that the practice is one step shy of extortion, you know you'll probably be a participant! Just how much is the question.

A little background: The practice of tipping was brought home by free-spending Americans who traveled to Europe in the late nineteenth century. Given its medieval beginnings as a way for lords of the manor to show appreciation for their minions by allowing them a few extra coins, it's hardly surprising that the custom was slow to take root in the cradle of democracy. Today tipping is an entrenched part of our culture, partly because so many people in the service industries must depend on tips to augment their wages.

December is tipping season. During that period when, in countless awkward exchanges, people offer their annual gratuities to those they've come helplessly to rely on, and in so doing, silently declare their allegiance to either Santa or Scrooge. Loyalties can be established or broken with the passing of an envelope. It is well known that nothing has yet been found to replace cash as the preferred currency of appreciation.

New Yorkers report that it's a big ball of anxiety! If you ask a New Yorker, "What did you give the doorman?" they'll never tell you. If you ask most Manhattan lobby attendants or other staff members how much you should tip, they will demur. One anonymous doorman said that for years he received a Christmas tip from an older tenant in the form of a check - for \$3 - and he was pleased to get it. Another tenant regularly awards him several hundreds of dollars in December. "No matter what, they receive the same service," the doorman insisted. "I don't know about the finances of the residents. That's not my business. My business is to do my job. I am grateful for every gift."

Some staff members may be more helpful than others. Perhaps those of you who overpack your SUV on Friday nights in the summer — and unpack it on Sunday night — demand more attention than a resident who slips in and out with a duffle bag. Do you have everything - your groceries, cleaning, laundry, eBay and catalogue purchases, etc. - sent to be checked in and presented by your lobby attendant? Do you rely on our porter and handyman staff for a lot of your minor repairs?

You should also keep in mind that someone's good work may merit a Christmas tip, even if you haven't personally witnessed it. You may know your morning and early evening lobby attendants and office staffers but the porters, handymen, painters and the night crews - not seen as visible to you - keep the building safe, clean and operational everyday.

We Consulted the 17th Edition of Emily Post's Etiquette

Here's what (in part) it says: "How much to tip residential building employees during the holiday depends on the custom in your city, the type of building, the size of the staff and the amount of time they spent helping you over the year. Employee seniority and any special services performed at the resident's request are also taken into account. If you've tipped employees throughout the year, then your holiday tip can be smaller."

Below are some suggestions that incorporate recommendations from four sources on tipping: Hilka Klinkenberg, founder of Etiquette International; the authors of "The Itty Bitty Guide to Tipping," the Web site Tipping.org and The Emily Post Institute. These guidelines can be modified by your assessment of the service provided and your budget. If you unable to personally distribute your holiday gifts, the management office will safeguard and distribute addressed gifts for you. Don't forget to sign your card in order for grateful staff members to be able to thank you!

Building Superintendent & Assistant Superintendent
\$50 - \$100

Lobby Attendants
\$25 - \$100

Porters, Handymen, Painters
\$20 - \$50

Health Club Attendant
\$5 - \$20

Below are other suggestions for the "other people" in your life!

Child Care Workers

Regular Babysitter: one evening's pay and a small gift from your child

Au pair/Nanny: one week's pay or a gift and a small gift from child

Daycare Providers: \$25-\$50/each and a small gift from child

Child's Teacher: Gift (but check school's policy to see if it's allowed)

Home & Car Care

Housekeeper: one week's pay or more (depending on length of service)

Parking Attendants: \$20-\$35 each or half a month's rate for the group if they regularly provide good service.

Personal Care

Hairdresser: Cost of one cut if you go frequently and a small gift

Manicurist: Cost of one session if you go frequently to the same person

Personal Trainer: The cost of one session

Massage Therapist: The cost of one session

Pet Care

Dog Groomer: 25 - 50% of the cost of one session

Dog Walker: The cost of one day up to one week's pay

Delivery Services

US Mail Carrier: Gifts under \$20. Civil servants are not allowed to receive cash tips. But if you wish to recognize your mail carrier, the US Postal Service asks that your gratuity not exceed \$20 in cash value.

Paper carrier: \$15-\$25 for daily delivery (\$5-\$15 for weekend delivery)

"So, what does he do?"

I have been often amazed by just how many creative and talented people we have within our buildings." With that in mind, we are hosting a **Know Your Neighbors party**. Susan hopes that residents will come and get to know more about their neighbors at London Terrace Towers. You might meet a fabulous local caterer or trainer, a brilliant designer, a Friday night date or...this party is a great opportunity for you to promote your business, services and talents, just send Susan information about your work to her at 212-941-2605.

From the Health Club & Pool

Wing Kee Kwok, A. F. P. A.

Greetings! Now that the winter months are upon us, please join us at our Health Club and Pool to keep up with your fitness routine and work off the pounds you accumulated during the Holiday Season.

Health Club and Pool Committee The Health Club and Pool Committee is here to help LTT residents improve our facilities and the quality of our lives. The committee has been in existence since the Health Club opened in 1991. We oversee improvements to the facility, work with the management company, purchase equipment, and above all, establishing policies. We meet once a month to discuss matters that concern us and make recommendations to the Board of Directors. In the past, we were involved in the expansion of the Health Club, the search for a management company, the replacement of and acquisition of new equipment and the updating of policies. Please let me know if you would like to join us or if you have an idea of improving our facilities.

The Cross Cable Machine The most versatile piece of equipment in our Health Club is the Cross Cable Machine. In fact, the current one in the Health Club is an updated version from the original, with adjustable positions of the handles. Most of the time, this machine is used to train the chest and the triceps muscles. Yet, you can train your entire body with this piece of equipment. I have posted a list workouts relating to different body parts. If you have any questions, please ask me or any of the staff members. Try to add this to your routine. It is fun!

Class Recently, we have added a Beginning Yoga Class on Friday mornings at 9:00 A.M.. It is very well received. Please join us. This is free for all Health Club members. For residents who are not members, you can enjoy the class by buying and presenting a guest pass. (This applies to all classes.) We are still in the process of formulating ideas for more classes. If you have any ideas, please let us know.

This is the best time to get yourself fit and ready for the summer months!

Gym Hours: Monday through Friday: 6:00am - 10pm, Saturday & Sunday: 8am - 8pm. Pool Hours: (closed Wednesdays) Monday, Tuesday, Thursday, Friday: 6:30am - 10 pm, Saturday & Sunday: 9am - 6:45pm.

Save Energy and Reduce Maintenance Fees

With winter upon us and fuel oil at the highest levels in recent memory, there are things you can do, with minimum effort, to help save energy and increase in the cost of maintaining the cooperative.

Turn off lights in unoccupied rooms. Do you leave several lights, your TV or stereo on for your pets when you leave for work? Your Mother was right ("What do you think — we own the power company?!")

In the laundry room. Use the cold water cycle, wash only full loads, avoid oversudsing, dry similar items together in full loads, select the correct drying time and clean the lint filter after each load to maintain airflow and maximize efficiency.

Shorten showers. Simply reducing that lingering time by a few minutes can save hundreds of gallons of hot water per month. Showers account a huge portion of our water heating costs.

Use Appliances Efficiently

Do only full loads when using your dishwasher. Set the dishwasher to the automatic air-dry switch (drying uses more energy than washing!). Use the cold water setting when you can. Using cold water reduces energy use by 75%.

Clean your refrigerator coils (they are in the back of or rear of your unit) twice a year, more often if you have pets. Dusty coils cost 25% more to operate. Keep your refrigerator full as less cold air is lost when opening the door in a filled refrigerator because the food helps retain the cold. Refrigerator settings should be at 37 - 40 degrees and freezer settings should be at 0 - 5 degrees.

In the kitchen. Use your microwave when you can. They use one-third the energy of a convection oven and two-thirds of conventional ovens. Don't preheat the oven when it's not necessary. Cook by time

and temperature. The temperature drops 25 - 30 degrees each time you open the oven door. Keeping a lid on a pot/pan actually saves energy!

Put your computer and monitor to sleep. Most computers come with the power management features turned off. On computers using Windows 98/ME/2000, open your power management software and set it so your computer goes to sleep if you're away from your machine for 5 to 15 minutes. Those who use Macintosh computers look for the setting in your Control Panels called "Energy Saver" and set it accordingly. When you're done using your computer, turn it off. Do not leave it in sleep mode overnight as it is still drawing a small amount of power.

Plug "leaking energy" in electronics. Many new TVs, VCRs, chargers, computer peripherals and other electronics use electricity even when they are switched "off." Although these "standby losses" are only a few watts each, they add up to over 50 watts in a typical home that is consumed all the time. If possible, unplug electronic devices and chargers that have a block-shaped transformer on the plug when they are not in use. For computer scanners, printers and other devices that are plugged into a power strip, simply switch off the power strip after shutting down your computer.

In your environment. Don't leave your windows open with the heat going full blast. Dress appropriately for the weather. Put an extra blanket on the bed!

Incandescent light bulbs are outdated; 95% of the energy used to light these old fashioned light bulbs is wasted as heat. Replace your five most used light bulbs with ENERGY STAR® compact fluorescent bulbs and this will result in a savings of almost \$60 each year. These light bulbs use 2/3 less energy than traditional lighting products and last six to 10 times longer. Use dimmers where you can!