



## **THE ABINGDON COURT OCCASIONAL**

SPONSORED BY THE BOARD OF DIRECTORS AT 75 BANK STREET

### **FALL 2007**

**See you at the Annual Meeting  
Wednesday, Sept. 19 at 7:30  
p.m.**

It must be fall. The skies are bright, the nights cool, tomatoes, peaches, apples and corn compete for space at the Green market — and its time for the annual shareholder's meeting. The venue in the basement couldn't be convenient. Everyone should have gotten a notice, an invitation to designate a proxy if you can't make the meeting and a copy of the Independent Auditor's Report.

The meeting is an excellent opportunity to see neighbors, keep up with what's happening in the building and watch our long-time managing agent Ross Epstein (he once lived in the building) in action. Our accountant and lawyer will also attend. Please bring a chair.

#### **Welcome!**

Since we last met we've got two new shareholders Michael Faeder (5C) and Rachael Murdy (3P) — and more kids! We've already spotted the latest addition: Ben Friedman's baby brother Leo.

#### **Recent Developments: LL11**

Thanks for your patience during the most recent round of work on the façade of the building related to New York City's Local Law 11. The work,

performed by Wayne Bellet Construction and supervised by Epstein Engineering has been completed at a total cost of approximately \$165K.

Local Law 11 of 1998 (LL 11/98) "mandates the periodic inspection of the exterior walls and appurtenances of buildings greater than six stories in height." For us that means the rear of the building only, which is an extra story high.

The board is soliciting bids for some prospective work on the front façade.

#### **Bookmark this Page**

The newly redesigned, reorganized and even more useful building web site has moved to [abingdoncourt.com](http://abingdoncourt.com), where you'll already find the Shareholders Guide, important phone numbers, sublet, house sitting, refinance and resale applications, a staff list, floor plans and other good stuff, including a copy of the floor plan.

#### **Is that Your Bike in the Basement?**

Among the road racers, mountain bikes and sturdy city steeds parked on the bicycle racks in the basement are a number of mystery cycles and sad, dust-covered and deflated bikes that look they haven't seen the light of day in many a year. Individuals

are assigned specific bike racks, first-come, served.

Has your bike been abandoned? Please alert the doorman or leave a note for board member Darrel Schoeling (6A). The good folks at Recycle-A-Bicycle (212-475-1655) can arrange a pickup and we sure could use the space.

### **Up on the Roof (Committee)**

You may have spied the handsome newly stuccoed bulkheads up the roof —or the cell phone antennas that generate a nice income for the building, 45K in 2006. Some of us are looking into the question of whether there's a will and a way to reclaim part of the roof as a common deck for the enjoyment us all.

If you're interested in working on the project, come to the meeting or leave a note for our president Eric Lee (5J).

### **In the Works**

We're ready to release the new and improved revised Shareholder's Guide, a project of this board and the one before, which recasts much familiar and useful information in plain language. Among other topics, the guide addresses insurance (a very good idea), noise (a perennial issue), repair and facilities. Look for it soon at the doorman's desk.

### **Abingdon Square Park**

We're doing our part for the greening of Bank Street. Our garden thrives, the tree wells flourish — and we've also increased our contribution to the Abingdon Square Alliance, which now takes in the Bleecker Playground as well as the park, from \$2,000 to \$3,000 this year. We've benefited from the enhancements of the well-used park, Saturday Farmer's market and improved maintenance of the playground

### **The Green Column House Plants**

Kindly contributed by Michael Seltzer (michaelseltzer@mac.com), a neighbor across Seventh Avenue at the Cambridge, active in philanthropy and the greening of buildings. If you'd like to join the green committee at 75 Bank, please come to the meeting or leave a note for Eric Lee (3J)

“For apartment dwellers, energy conservation and efficiency is hardly academic. Indoor air is three times more polluted than outdoor air and, significantly, American households contribute almost one-fifth of America's greenhouse gases — adding more than 80 tons of carbon dioxide to the atmosphere per household per year. What are socially conscious Greenwich Village residents to do? We could start with a small step, improving the air that we breathe when we are at home.

The Environment Protection Administration (EPA) ranks indoor air pollution as one of the top five environmental risks. A variety of products release toxins in the air. The familiar smell that accompanies fresh paint is actually a result of petroleum-based solvents (volatile organic compounds or VOCs). Happily, low VOC paints are now commercially available along with other products that address air pollution. Even simple products like air fresheners can emit toxic contaminants at levels that pose risks to our health.

One defense of our air quality is age-old: **houseplants**. Indoor plants are natural air filters, absorbing airborne pollutants and radiation from computers, for example, while replenishing oxygen levels. Research has found that indoor plants can reduce fatigue, coughs, sore throats, and other cold-related illnesses by up to 30 percent. Plants also have a

measurable effect on stress levels. Even small plants will help cool our homes through transpiration.

Certain plants, like rubber and bamboo, are better than others in aerating the average home. A fast-growing grass, Bamboo is one of the world's most renewable resources, and many species do well indoors in indirect light. “

A good resource is the book, *How to Grow Fresh Air: 50 House Plants that Purify Your Home or Office* by B. C. Wolverton (National Geographic Society, 2006)

Opinions expressed herein are not necessarily those of the Abingdon Court Owners Corp.