



## **THE ABINGDON COURT OCCASIONAL**

SPONSORED BY THE BOARD OF DIRECTORS AT 75 BANK STREET

### **WINTER 2008**

#### **'Tis the Season**

#### **Holiday Celebration**

**Sunday, December 7 at 4:00 p.m.**

Please join friends and neighbors in the lobby on Sunday, December 7 at 4:00 for good cheer. It's the annual holiday celebration, where we hope to see many of you—and your kids. If you've got a hankering to help with the tree, please let us know (via the doorman). Our resident holiday elf, Ben, will be picking out a tree from the usual folks who set up shop at Jane Street (we suspect on Friday).

#### **Sprucing up the Place**

It's been five years and we're due for repainting of the halls and doors (we'd like also to restore the magnificent terrazzo floors and polish the brass). Work is scheduled for early spring. Please let us know if you'd like to be involved with the board's work in keeping us beautiful.

#### **Me & My Radiator**

If it is hissing, leaking, banging or you can't turn it on or off, put in a work order today so that our trusty superintendent Jose can have a look. Our admittedly rather old-fashioned single-pipe steam heating system, works best when radiator valves throughout the system are OPEN. Your radiator will only operate

properly if the supply valve is open and functioning properly.

Yes, we know, some of you are too cold and others too hot—the perennial problem in New York City buildings. And we'd like to do something about it. Hence, the attached short energy survey.

*Please help by completing the energy survey and returning it to the doorman by next Friday, December 12.* We're collecting information so that we can make simple adjustments to make us all more comfortable—and stop \$\$ from going out the window. We're also looking into upgrading the burner, adding additional insulation and switching to cleaner fuel.

#### **The Green Column**

#### **Getting ready for Winter**

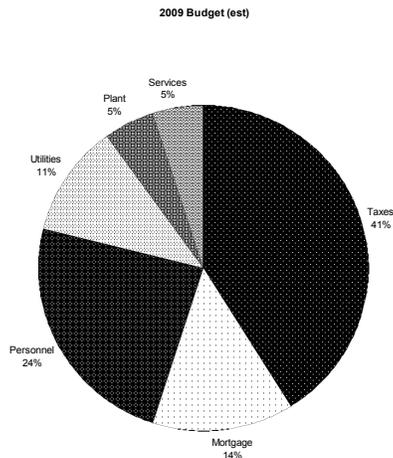
- ✓ Check your radiator valves. Are they operable, and fully opened?
- ✓ Remove and store you air conditioner for the season. Shelf space is available in the basement.
- ✓ Close and lock your windows (replacement parts available from our superintendent). Stop heating the great outdoors!

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- ✓ Release trapped air from your radiator (the super can help).
- ✓ Don't block your radiators.

## Money Matters!

With apologies to Herma, our treasurer, and our accountant Charles (see the independent auditor's report for the real deal), here's a very rough idea of where your money goes. You might be surprised (as were many of us on the board) that we may end up paying \$40-45,000 in 2009 for water and sewage. Not surprisingly, taxes and personnel costs make up a



big percentage of our annual budget. The good news is that although a property tax increase looms, the \$400 rebate checks may be in the mail any day now. The 5% labeled here as services includes the building lawyer, accountant, engineering fees and the \$26,000 management fee. Our total budget for 2009 is just over one million dollars.

### A friendly reminder from Ross **Have a Happy, Safe & Neat Holiday**

Please take care in getting trees and other holiday decorations in and out of the building, making sure to protect the elevator cab and sweep up errant needles. *The Sanitation*

*department will be picking up trees from January 5-19 this year.* Jose can help transport your tree down to the basement or out to the curb for collection. We ask too that you bring wrapping paper and other bulk items directly down to the recycling area. Don't force big bags down the garbage chute—or leave anything on the floor of the compactor area.

## Changes on the Board

You've already gotten the official word but Bruce Mastalinski and Derek Stotz have joined the Board. That makes two directors in the "A" Line (an interesting coincidence), with the East and West sides of the building well represented—and the board still has a parent (Derek taking over from Shirly in that role). The board also includes secretary Bengt Bengtson, Mark Funk, Herma Rosenthal and Darrel Schoeling (representing pet owners). Eric Lee has happily agreed to continue as president. With great thanks to outgoing board directors Shirly Friedman and Sandy Turner.

## Coming Soon...

You've heard it before but we are putting the finishing touches on a revised Shareholder's guide, a project begun several years ago. You'll get copies but the guide and the revised materials on renovation, refinance and all of that will also all be posted at [abingdoncourt.com](http://abingdoncourt.com).

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