

ABINGDON COURT

THE ABINGDON COURT OCCASIONAL

SPONSORED BY THE BOARD OF DIRECTORS AT 75 BANK STREET

SPRING 2008



The Urban Gardener Strikes Again and We are Thankful

We owe the stunning, well-orchestrated display of flowers and foliage in the front garden (some of us mark the seasons by the blooming of the cherry tree, lilac, daffodils, peonies and roses) to the talented work of garden designer and resident Cindy Broome, who donates her time to the project. It's a work of art, much appreciated both by residents and passersby. You might catch her putting in more plants this week — or zooming around on her bicycle or with a cart laden with horticultural wonders en route to clients in the neighborhood.

Save the Date We hope to see many and more of you at the Abingdon Court Corporation Annual Shareholders Meeting Wed., September 17 at 7:30 p.m.

Welcome

Since we last met we have a number of new neighbors including, in chronological order: Rachael Murdy (3P), Mohammad Shah (1P), Roberto & Amy Finzi (2H) and Olivia Tiernan (3D). It could also be that we have more kid's in the building than anytime in recent memory; we think 11 in total (with at least one more on the way), most now emerging from toddlerhood.

Mauricio Barreiro (yes, Jose's son) joins the staff as Sunday porter and part-time doorman, taking the place of Adam Diaz, who now has his own building.

Gone Fishing!

A reminder that with the vacation season pending — and the annual exodus to beaches, mountains or Paris — please alert the staff if you will be out of town. If you've got friends or family using your apartment in your absence, don't forget to complete a simple housesitting form, available from our trusty managing agent (or download it at abingdoncourt.com). You may have read that our very safe neighborhood has seen a rise in burglaries over the last several months. Make sure, especially if you will be out of town, that you keep your windows locked.

Pests be Gone

The exterminator is now available on alternating Tuesdays and Saturdays: May 27, June 14, June 24 July 12 & July 22.

Some Green Projects in the Works

- Burn better fuel. We're looking into converting the existing, very good boiler to burn #2 fuel oil. It's the one initiative that may cost us more money but we think it's worth it to burn cleaner, more environmentally friendly fuel.
- To install a summer boiler for hot water only. This would save fuel aplenty.
- Like Goldilocks, many of us are too hot or too cold with precious few apartments receiving just the right amount of heat during the winter — the perennial problem of New York City living. We're looking into enhancing heat distribution and improving the quality of the building envelope to save fuel.
- Conserve water! We now have direct, rather than estimated, billing at 75 Bank Street. The NYC Water Board will increase rates by 14.5% for the year starting July 1, 2008 — following an 11% increase last year. We pay as much for water and sewage as we do for fuel. Fill out a work order for dripping faucets.
- Save electricity! We'll be swapping in new and improved, more efficient florescent lighting in the building, and looking for additional ways to reduce our electric bill.

Abingdon Square Park

One of New York City's earliest parks (Central Park architect Calvert Vaux was involved in the original design and much of the fence, re-painted this summer courtesy of Garber Hardware, dates from 1836), the quarter-acre Abingdon Square was named for the husband of local landowner Charlotte Warren, the fourth Earl of Abingdon. The square was

originally part of the 300-acre Warren estate, the manor house on a plot bounded by West 4th, Bleeker, Charles and Perry. The dramatic bronze statue on a granite pedestal, dedicated in 1921, is by Philip Martiny (1858–1927), and depicts a foot soldier (known commonly in World War I as a “doughboy”) holding a swirling American flag in battle. We're doing our part for the historic park, now transformed into a green oasis, contributing \$3,000 this year to the Abingdon Square Alliance, which also looks after Bleecker Playground.

Friends of Bleecker Playground Celebrate Sand

Created by Parks and local community organizations in 1966, Bleecker playground is booming — the place for kids in the neighborhood (although the water park on the Hudson is nice too). Thanks to our Claire Terraciano and Friends of Bleecker Playground, it's also got a brand, new sandbox. You may have noticed all the fun at the Bleecker Beech Bash, celebrating the new, clean sand. Now, if only Magnolia Bakery would do the right thing and take care of emptying the vermin-infested cans in the shady grove of lindens that is their defacto café.

Money up on the Roof

You may have spied the handsome newly stuccoed bulkheads up the roof — or the discreet cell phone antennas that generate a nice income for the building. The board is currently in the midst of contract negotiations with PCS Metro for a second array of antennas, likely to add another \$48,000 to our annual operating budget and hence subsidizing our monthly maintenance. These antennas largely follow the same track as those already placed on the roof by ATT — and neither array would interfere with the installation of a roof deck, a topic that has come up intermittently over the years.

And Then There Were 78...

Where we once had 87 apartments in our lovely Irving Margon-designed depression modern building (he was also the architect of 2 Grove Street and the splendid, twin-towered Art Deco El Dorado), we now have 78. Over the years, many of the apartments having been combined in various and interesting configurations (including our first duplex and large, family-friendly spaces like 1CDE, a three-bedroom currently on the market).

If you are considering a renovation...

even if it isn't as complex as combing two apartments, give our managing agent plenty of notice. Ross can give you a rundown on all that you'll need so that we can expedite the process. Eight jobs are currently in process and more are pending. Any structural changes require approval of our architect, the recently hired and very responsive Robert Posner, and board approval is necessary (along with proof of insurance, deposits, a letter to your neighbors and various other matters) for any renovation. We encourage you to think seriously about adding additional soundproofing and insulation, sealing any (mouse) holes in the perimeter of the apartment, buying energy efficient appliances, using environmentally friendly products and other well-advised work.

The Green Column New Yorkers' Green Checklist

More opportunities abound than ever to ensure that all of us are making the world a better place for ourselves, our neighbors, the planet and future generations to come. Whether we plant trees on our blocks or create job opportunities for the less fortunate among us, nearby and afar, we can steps to create a new future. Here are a few suggestions of what we all can do to play our part:

- ✓ Use a cloth or recycled shopping bag.
- ✓ Install water-saving showerheads.
- ✓ Support your local environmental organization—whether it is the Abingdon Square Alliance, Solar One in Stuyvesant Cove or Sustainable South Bronx in Hunts Point.
- ✓ Install energy efficient light bulbs.
- ✓ Pull the plug on energy guzzling transformers and appliances.
- ✓ Wash clothes in cold water.
- ✓ Turn down your thermostat.
- ✓ Recycle, reuse, restore.
- ✓ Use a LEED-certified architect.
- ✓ Learn and share the history of your block or community.
- ✓ Treat your friends to a walking tour of your neighborhood.
- ✓ Use non-toxic (low volatile organic compound) paint the next time you need to paint your home.
- ✓ Send letter to your congressional representatives to ask them to prevent any spending cuts in the U.S. Climate Change Research Program.
- ✓ Read and talk about Mayor Bloomberg's 2030 NYC (download from www.nyc.gov/planyc2030).
- ✓ Read *The Big Green Apple, Your Guide to Eco-Friendly Living in New York City*.

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

