
East 37th Street Apartments Corporation Newsletter

Volume 8. Issue 2

JULY 2005

FOR THE SHAREHOLDERS OF 104 EAST 37TH. STREET, NEW YORK, NY 10016

Recap-Annual Shareholders'

Meeting, June 2nd...

The Annual Meeting was held on Thursday, June 2nd at which time the current Board agreed to serve for another year. Once again we did not have a quorum of shareholders present in person or by proxy so a new election could not be held. It is important to either attend the meeting or give your proxy to the agent or another person to make your vote count. The Board members continuing are: President-Josh Olesker, Ann Estrada-Vice President, Jim McDevitt-Treasurer, Ray Vinciguerra-Secretary, Brenda Munson-Vice President, Susan Saltman-Assistant Secretary, Ex-Officio.

New House Rules

Enclosed you will find the cooperative House Rules that have been updated and revised effective with the June 2, 2005 Board meeting. It is your responsibility to know the House Rules and follow them. Please take the time to familiarize yourself with the rules of the Cooperative

Real Estate Market Booming!

New York apartments are demanding huge prices and our building is no exception. As a reminder to all shareholders, consent is needed to hold a Open House. Management must be informed and the date and time approved. In order to comply, make sure you call Susan at management prior to arranging an open house.

Summer is Here! along with the heat, humidity, smog...etc.etc.

Check your air conditioner. Make sure it is working properly. If you haven't had your filter changed or unit serviced since last year, now would be a good time to

take care of that. Keeping your AC in good working condition prolongs with life of the unit and helps to keep things cool. Need a recommendation for an AC person? Call Susan at Management.

Beautification of the front...

We thank Ann Estrada and friends for taking care of the plants and flowers in the front of the building...Great work... it looks wonderful.

Basement Spring Cleanup...

You've received the notice from management regarding the basement area. Unfortunately there are items taking up room which do not belong there. The building does not have storage facilities and it is a violation to have anything impeding the reading of the meters. The Board has been talking about purchasing a bike rack and putting up some shelves for storing air conditioning units. Please cooperate by removing your items from the basement.

NYC Real Estate Tax Abatement

Once again the city renewed the real estate tax abatement to those individuals that qualified. In order to meet the budget for 2005 the board has voted to do an assessment. This assessment will be offset by the credit of the tax abatement and was reflected on your July 1 maintenance bill.

\$400 Property Tax Rebate

The agent notified all eligible shareholders that in order to qualify you must file the NYC STAR form. Only shareholders who use their units as their primary residence are eligible. This means that anyone who uses his or her unit as a sublet or a second residence cannot obtain the rebate. If you need to complete the STAR form you can access

it here or from the NYC Finance Dept. WEB site. [STAR application](#)

Annual Inspections Coming Up

Each September our agent conducts an annual inspection of all units to determine if any repairs are necessary or violations present. You will receive notice in August as to when the inspection will take place. Good maintenance of your unit is just common sense and prevents small issues from becoming bigger ones later if there is any resulting damage to your unit or your neighbors.

Proof of Unit Insurance Required

As a reminder you must carry individual insurance on your own unit and contents. We will notify those individuals who have not provided us with their evidence of insurance. Failure to comply, which is MANDATORY under the House Rules of the Co-op may result in fines being imposed.

Water Rates Increased 7/1/05

Water rates have increased by 3% - The cost of our water has escalated considerably. It is most important to report any drips, leaking faucets, running toilets, to Management so that repairs can be made.

Data Bank:

Unit Sales/Contracts:
2E, 120 shares, studio, sold 3/05 \$287,500
5D, 120 shares, sold 1/05 \$249,000
1C, 80 shares, under contract 6/05 \$324,500
3D, 100 shares, studio for sale \$425,000
6A, 230 shares, large studio with terrace for sale \$495,000

Welcome New Shareholders:

Beth Spinner
Jean Pierre Lespinasse

Numbers to Know:

Management Agent: Sandra Greer Realty, Susan Saltman, Tel: 212-472-1878, Fax: 212-439-9689

Superintendent: Joe O'Brien: Tel: 212-679-2877

PLEASE REPORT ANY EMERGENCIES OR REPAIR REQUESTS TO EITHER OF THE ABOVE

If you have any comments, please direct them to: Board of Directors, c/o 104 E37th St., NY, NY 10016

Newsletter by Email: to help us reduce postage costs, please call Susan with your email address or enclose it with your maintenance check, so we may update our distribution list.