



# 250 Cabrini boardnews

W I N T E R 2 0 0 5 - 0 6

## hot-hot-hot?

### Turn off your radiator!

Our radiator boiler kicks on whenever the outside temperature goes below 55° (a legal requirement). It doesn't have an interior thermostat like a single family house does. The only way to control the temperature in individual apartments is to turn off radiators as needed or install thermostatic radiator valves.

We've installed thermostatic valves in a couple of apartments to see if they are effective. The jury is still out, so no decision has been made about whether to install these devices building-wide. However, individual shareholders can purchase and install their own valves. If you opt for that solution, you'll need to inform the board, as with any construction.

Or you can simply turn some radiators off if you are too hot. Keep in mind that radiators should always be **fully open** or **fully closed**. Also, they should **not be turned off or on while hot**. To close a radiator, turn the knob clockwise until it stops turning. (If the radiator door is on the left, the knob will turn counterclockwise.) Contact José if you need assistance. Please report any leaks coming from radiators, pipes or shut-off valves to José immediately.

## making a grand entrance

The Art-Deco lobby of our building will soon be restored to its former luster. Preservation architect Françoise Bollack has been hired to perform subtle yet transformative changes, including cleaning and restoring the interior marble, refurbishing the metal doors, grilles and other features (both inside and out), rationalizing the lighting, introducing appropriate new furniture and occasional lighting, investigating the original paint scheme, and rethinking the paint and lighting in the mail room.

A self-proclaimed admirer of Boak & Paris, the architects who designed 250 Cabrini Boulevard in 1936, Bollack (pictured here) says, "The space still has a great deal of integrity, original materials and detailing. Restoring the lobby will in turn reinforce the building's esthetic integrity and produce pleasure and value for the shareholders."

In over 30 years of architectural, preservation and interior

design work, Bollack has won numerous awards, including honors from the American Institute of Architects for her firm's restoration of the New York State Capitol in Albany. New York City projects include the adaptive reuse of a landmark school building for the Lesbian, Gay, Bisexual and Transgender Center in Greenwich Village as well as the recently completed restoration of the lobby of an apartment building at 60 Gramercy Park North.

A native of Paris, France, Bollack has lived in New York City since 1970. She teaches preservation design on the faculty of Columbia University's Graduate School of

Architecture, Planning and Preservation.

Bollack is actively involved in community preservation advocacy in

her own neighborhood on the Upper West Side, where she lives in a landmark Art-Deco building designed by

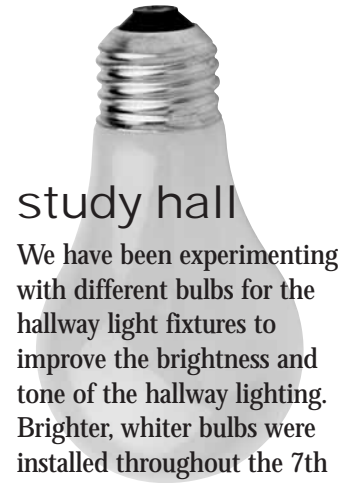
Emery Roth (mentor and former employer of Boak & Paris).



*For more information about Françoise Bollack Architects, go to [www.francoisebollackarchitects.com](http://www.francoisebollackarchitects.com)*

## late fees waived for february

Maintenance statements will be delivered late this month due to implementation of a new accounting system at Century Management. No late fees!



## study hall

We have been experimenting with different bulbs for the hallway light fixtures to improve the brightness and tone of the hallway lighting. Brighter, whiter bulbs were installed throughout the 7th floor hallway as a test. The hallway is brighter, but is a bit harsh. David Sprouls (7C) has volunteered to look into the situation with the help of board members Tara Clark and Joann Gonchar. Part of this will entail a study of interaction of new bulbs with the current wall color and texture. Once we find the best bulb for the job, we will replace the old bulbs with the new as they burn out.

## contact numbers

Century Management  
24-hr. emergency no.  
(212) 560-6400

Lenny DeLuca (manager)  
(212) 560-6450

Elaine Kelly  
(Lenny's assistant)  
(212) 560-6449

Margaret Powell  
(sales and refinancing)  
(212) 560-6468

Kristy Paxinos (billing)  
(212) 560-6437

250 Cabrini Blvd.

José Frias (super)  
(212) 795-7972

250 Cabrini Board  
[cabrini250@hotmail.com](mailto:cabrini250@hotmail.com)

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## staff punchlist

Staff management is one of the more challenging aspects of running a cooperative. We felt that a major step in improving this aspect of life at 250 Cabrini would be to create a Staff Responsibility document that would spell out our expectations of our staff members – the superintendent, porter and doormen. A draft of this document is currently being reviewed by our managing agent, Lenny DeLuca. The final document will be presented to our staff members, who will be asked to sign agreements acknowledging that they have read it and will do their best to live up to the duties and standards described therein.

Residents will receive a copy of the document, along with a cleaning punch list that will be used to monitor how well our stated standards of cleanliness are being maintained.



We take this opportunity to welcome our newest residents:

- 3A Ingrid Johnson
- 3G Wanda Lau
- 3J James & Dorothy Tyrrell
- 6HJ Daniel Schimmel & Niki Singh

## yahooooo!

We now have a 250 Cabrini YahooGroup! Email discussion groups, or “lists,” are an easy way for groups of people to communicate on the Internet. When an email is posted to the group, everyone in the group receives it. Our list focuses on our building and the surrounding community. It’s open to 250 Cabrini Blvd. residents only.

To join, send an email with your name and apt. # to: [info@ingridstanton.com](mailto:info@ingridstanton.com)

Possible discussion topics:

- Upcoming performances by building residents
- Tips for good doctors, craftsman, restaurants
- Requests (“can someone water my plants while I’m away...”)
- Furniture for sale
- Unusual sightings in the ‘hood

## Guidelines

**1. Keep conversations civil and polite.** Respect your neighbors’ feelings and integrity when posting. Words written in anger, haste or frustration may foster unintended feelings of distrust and hostility within our community.

Group members who disregard this guideline will be given a public

warning. If they continue to post inappropriate messages, our two volunteer moderators will ask them to leave the list.

## 2. Membership is limited to 250 Cabrini residents.

The group is intended to build community and conversation within our building.

## 3. No anonymous posts.

Please sign all messages with your name and apt. number.

## 4. You own your own words.

Authors of posted messages hold the rights to their own words; they are held accountable for those words, as well. Should a group member need or wish to quote an author to a third party, they should first obtain the author’s consent.

## 5. Keep replies pertinent to the entire audience.

Messages posted to the group should be of general interest to our 250 Cabrini community. Private and/or follow-up replies should **not** be posted; instead, please email these messages directly to the intended recipient(s).

Many thanks to Ingrid Johnson (3A) for putting together our YahooGroup, and to Nicky Rosen (7H) who will be co-moderating with Ingrid.



## time warner rate increase

On Feb. 1, our bulk rate for Time Warner Cable increased from \$41.18 to \$43.82 per month, which is still a 32% savings off the published residential rate.

## department of the interior

Interior repairs continue in upper floor apartments damaged by water infiltration. To date, about 75% of the renovations in the original contract are complete. We’re also at work on repairs in additional apartments where damage was recently reported. We thank everyone for their patience during this messy but necessary work.

## a holiday cheer!

Our recent landscaping project inspired us to mount exterior holiday lights and greens to bring good cheer during the holidays and a bit beyond. Lynn Torgerson, our gardener, provided the design which met with hearty approval from residents. We’ll continue this tradition next year, plus a small committee has been formed to overhaul the interior decorations.

