

350 BLEECKER STREET CO-OP NEWSLETTER #234

June 21, 2010

The board met on June 15, 2010. Among the issues discussed:

EMAIL NOTIFICATIONS

Many people carry cell phones that access the internet, and in an emergency, residents may want to be notified by email.

If you would like to be notified by email, please send your email address to the managing agent: paulm@tudorrealty.com or to any board member.

RENOVATIONS

In the past two years, the Department of Buildings has made changes to the code that have made simple, non-structural changes more difficult. For example, a lead-paint removal certificate is required whenever a wall is removed, even if it is not load-bearing.

Because of the many technical code changes, the board has submitted many more renovation plans to the building's engineer for approval.

COURTYARD HOURS

The rear courtyard is open to all residents from 10:00 AM until sunset. The rules for conduct in the courtyard are similar to the rules for the roof garden and can be found here: <http://www.350bleecker.com/policy/roof.html#courtyard>.

There have been a few comments from residents concerning the smoke and odors emitted from the charcoal grill while it is in use in the rear courtyard. The Board discussed the potential benefits of switching from a charcoal grill to a propane gas grill. However, the board has been advised that the fire code prevents a propane gas grill in or near a multi-dwelling building. The board will consult with the building's engineer on the feasibility of installing a permanent gas line in the rear courtyard that would hook-up to a gas-fired grill.

SPONSOR MATTERS

On June 3, 2010, the sponsor filed an answer and counterclaim to the co-op's initial statement of claim. The co-op's attorneys will be filing a response to the sponsor's answer and counterclaim shortly. For updates on the status of the arbitration proceeding, please see the legal papers that have been exchanged between the co-op and the sponsor and filed with the arbitration association here: <http://www.350bleecker.com/newsletters/html/232b.html>.

The board will keep you apprised of any significant developments concerning the arbitration.

APARTMENTS FOR SALE

<u>APT</u>	<u>SIZE</u>	<u>PRICE</u>	<u>CONTACT</u>	<u>PHONE #</u>	<u>E-MAIL</u>	<u>IN CONTRACT</u>
3A	Studio	\$499,000	Armanda Squadrilli (Broker)	646-824-8379	squad@elliman.com	No
4U	Alcove Studio	\$730,000	Kristen A. Thomas (Broker)	347-838-5714	kristin@thomasandingham.com	No
5H	Studio	\$450,000	Tatiana Cames (Broker)	212-444-7833	tcc@corcoran.com	No