

THE COOPERATOR

THE 875 WEST 181st STREET NEWSLETTER

The Board met Tuesday, November 9, 2010. We are working diligently to address all of our neighbors' concerns.

The Capital Committee (which was formed to deal with the issues facing our building's structural health and maintenance) also met on Tuesday with the building's engineer. As a result of this meeting, the Capital Committee is preparing a detailed report concerning the ongoing external repairs, which you will be receiving in the near future.

Because we are aware of how important it is that all shareholders have Homeowners' (or Coop) Insurance, the Board will be revising the House Rules to insure that we all have proper coverage. The Board feels strongly that Homeowner's Insurance is an important way to protect everyone in the building from unforeseen problems.

A Staff Evaluation form will be mailed to you shortly. While these evaluations have been confidential in the past, some people have nevertheless expressed privacy concerns about filling them out. Accordingly, this year's forms are being modified so that there will be no need to identify yourself in any way. We ask that you be completely honest in filling out these forms, and urge everyone to participate. Remember, it is just as important to respond if you have positive comments as it is if you have criticisms. Evaluations are an important management tool, but they cannot work unless people fill them out and return them.

The lobby and mailroom are in the process of being painted. To provide necessary ventilation, lobby windows will be kept open as necessary. Window gates have been installed to ensure security.

In order to better serve everyone, if you require Sam's services, you will need to fill out a work order form, which can be found right outside the Boardroom in the basement. You will find detailed instructions on filling out a work order on the back of this newsletter. Please be aware that with the exception of emergency situations, a verbal request made of Sam must still be followed by an official work order.

We are happy to report that Alberto has fully recovered from knee surgery, and will be returning to work starting this Sunday, November 14.

After a wonderfully active 7 months, the garden has been put to sleep for the winter.

You are once again reminded that all doors leading from the building must be kept closed and locked at all times. If you see a door propped open, please close it.

If anyone would prefer to receive future newsletters via email, please let us know by sending your email address to newsletter875@aol.com and remember to include your apartment number as well.

If you have any questions, suggestions or concerns, please contact the Board at board@875west181.com.