

THE COOPERATOR

THE STIRLING TOWERS NEWSLETTER
BOARDANDMGT@875WEST181.COM

AUGUST 24, 2012

WORK ORDERS

In consultation with our managing agent, A.J.Ursillo, the Board is making the following changes to our work order system:

The use of work orders will be discontinued immediately. Instead, residents will now be able to email work requests directly to AJ at aj@pride22.com. Residents who do not use email will be able to call AJ at **212.690.0800, ext. 104** and leave their request. Not only will this new system help AJ keep track all work requests, but it will enable him determine whether to give the job to Sam or when necessary, to an outside contractor, and thus help speed up response time.

CLOTHING RECYCLING

The Board is happy to report that AJ has arranged for our building become part of a citywide program called RefashionNYC, which started in May, 2011 through the combined efforts of the city and HousingWorks. The aim of the program is to make clothing donation easier and eliminate some of the 200,00 tons of clothing and related items that go to waste in city dumps each year.

Within the next few weeks, you will see a new bin in the basement to the right of the laundry room along with detailed instructions on what clothing can be recycled and what cannot. For additional information regarding this program, visit their website at <http://www.nyc.gov/html/nycwasteless/html/stuff/clothing.shtml>.

BUILDING SECURITY

The process of replacing the locks on basement entry doors and gates has begun. Several have already been replaced with more secure locks and eventually all locks will be replaced. This is necessary to ensure that the doors are locking properly to keep our building safe. In addition, the service entry gate on Riverside Drive as well as the Riverside basement door will be repaired in the coming weeks. Your current front door key will NOT have to be replaced.

The Board would like to remind residents that all building entrances should be left closed and locked at all times. Propping a door open or leaving it unlocked makes the building less secure.

CARBON MONOXIDE DETECTORS

The following is a reminder from AJ concerning the new Carbon Monoxide Detector Law: To comply with New York City code, all residents will receive a new battery operated carbon monoxide detector and shareholders will see a one-time charge in the amount of \$20.00 on their monthly maintenance bill. As soon as the carbon monoxide detector order is received, Sam will be contacting each resident to arrange for the replacement of his or her detector. If you have already installed a carbon monoxide detector in your apartment, please notify AJ at once via email (aj@pride22.com) or phone (212.690.0800, ext. 104). Sam will then check and verify that your detector is up to NYC code requirements.

ANNUAL SHAREHOLDER MEETING AND BOARD ELECTIONS

The annual shareholder meeting will be held on Tuesday, October 16, 2012 in the lobby. At that time the annual report will be presented and elections for the next Board of Directors will be held. Pride Management will be sending information on how to sign up to run for the Board.

FINANCIAL PLAN

In last month's Cooperator, the Board explained that it was in the process of developing a long-term financial plan to ensure the coop's future as our building approaches its 100th birthday. The Board has a responsibility to leave our coop in sound financial shape, able to pay its bills, finance crucial capital projects as well as situate the building well for refinancing its mortgage in 2014.

Over the course of the last several months, our financial experts have helped us devise such a plan. We believe that this new plan will be the first step in giving future Boards the financial resources that all coops require to remain healthy.

The Board in conjunction with Pride Management and our independent accountant has prepared a detailed description of the new financial plan, which you will receive along with your September maintenance statement.