

December 12, 2015

MAINTENANCE & ASSESSMENTS IN 2016

The Board is pleased to announce that it was able to lock in an extremely low fuel oil price for 2016, at a substantial savings over the 2015 price. This fact, combined with the benefits of refinancing our mortgage and **all around better financial planning** means that for the first time in many years, **there will be no maintenance increase in 2016.**

However, as discussed during the annual meeting, the Board will be issuing a special assessment to help pay for the courtyard project. We estimate the assessment will start in March of 2016. The exact amount of the assessment cannot be determined until the project is complete and the Board has a final accounting of all costs.

EMERGENCY KEYS

The Board once again issues its annual appeal for each resident to provide our super with a set of keys to his or her apartment. These keys are stored securely in a special lockbox and a code is used to let Sam know which key belongs to which apartment.

CHRISTMAS TREES

Please sweep up any pine needles left behind in the lobby, elevator or hallway as you bring a tree to your apartment and contact Sam when you are ready to dispose of your tree. He will deposit the tree in a bag and help you take it down to the basement trash area.

TRACKING HOLIDAY PACKAGES

Many stores such as Macy's, Lord & Taylors, Walmart and Amazon use FedEx or UPS to deliver packages. You can register at FedEx or UPS to track these deliveries. Go to FedEx.com or UPS.com to set up your free account. When your package is ready to ship you will be notified by email. On the day the package is to be delivered, you will receive an email estimating the time the delivery will be made. You will then receive an email notifying you that the package was delivered.

SELF-CLOSING APARTMENT DOORS

According to New York City Housing Code, all apartment doors must be equipped with self-closing hinges. As a safety feature in the event of a fire, doors must close (but not necessarily lock) by themselves. Any locksmith should be able to install the appropriate hinges. If you have any questions regarding this or any building related issue, please contact our managing agent, AJ Ursillo at aj@pride22.com.

ANNUAL STIRLING TOWERS HOLIDAY PARTY

Events Committee Chair, Yasmin Moorman will soon supply information regarding this year's Stirling Towers holiday party which is due to take place on Sunday, January 10th.

The Board wishes everyone at Stirling Towers a very happy holiday.