

THE OLYMPIC TOWER TIMES

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Olympic Tower Condominium
641 Fifth Avenue
New York, New York 10022

(Northeast Corner of 51st Street)

A Word From the Board of Managers...

Dear Fellow Residents,

As Spring approaches, we continue to diligently work to improve the quality of life for residents and the operations of the building.

Currently, we are working on water conservation, a window washing rig replacement project, new planters along 51st Street, corridor renovations, new interior elevator cab designs, and a list of other “under-the-hood” mechanical system repairs.

The House Committee plans to submit their design concept for the corridors at the March Board of Managers meeting.

Once all questions have been answered and all items have been clarified, the project will be put to bid and a partial corridor mock-up will be constructed.

These projects, as well as the many projects we recently completed, place a tremendous financial burden on all unit owners.

In the near future, the Board will be sending all unit owners a separate mailing discussing this issue and a potential solution.

On another note, “T,” *The New York Times Style Magazine* design issue is doing a four page photographic portfolio of iconic post war lobbies in America and abroad. They have contacted us and are considering our lobby for the issue, which goes on sale April 3rd.

As always, we welcome your comments and suggestions in order to further improve our building.

Sincerely,

Fred G. Peelen

Fred G. Peelen
President, Board of Managers

Planters Along 51st Street...

After a lot of hard work and effort that we have secured a NYC Department of Transportation permit to install nine (9) 2’ wide by 2’ deep by 3’ high planters along the curb line of 51st Street.

We are working with a local garden supply company with the intent to have the planters and planting installed in anticipation of Spring 2005.

New Window Washing Rig...

The Condominium has entered into a contract with AESA, a window washing rig company from Spain, to construct a new window washing rig for our building.

The cost of this rig is a “shared” expense with the commercial unit owner.

The rig will be built in Spain, shipped by boat, dismantled, brought to the roof in pieces then reassembled so that we can fulfill our promise of providing you with a window washing cycle by October 2005.

No Standing Zone...

If you are not happy about the fact that our “No Standing” zone was replaced, by the City, with metered parking, let us know if you can assist us in getting the zone reinstated.

The NYC Department of Transportation has denied our request for the “No Standing” zone. They have suggested that we contact Community Board Five to see if that organization would endorse an exception to the DOT ruling.

If any unit owner is in a position to provide us with expertise, contacts or other assistance regarding this issue, it would be greatly appreciated.

Please contact the General Manager and he can meet with you to discuss the situation in detail.

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Window Shade Falls 30+ Floors Puncturing Roof of Van on 51st Street...

On a windy (23 MPH) day during the end of December, a 51 inch long piece of metal framing (along with a 27" piece of window shading), was propelled 30+ stories down to 51st Street; ultimately puncturing the roof of a passing van.

Luckily, no one was injured. The NYPD was already in the area, due to the Holiday Command Post on 51st Street, and they immediately started taking action to close the sidewalk/street, fearing pieces of our building's façade were falling.

An investigation found that the wind sucked pieces of a window shade system through the small (hopper/tilt-in) window.

There is no better time to remind all residents that the hopper windows are to be remained CLOSED AT ALL TIMES.

When these windows are opened, besides creating an imbalance to the heating and air conditioning system, there is the potential for objects and things to fall out of the opened windows.

PLEASE DO NOT OPEN THE HOPPER WINDOWS.

Staff News...

Please join with us in welcoming Mr. Rafael Agiar who has recently joined the Engineering Department.

In addition, we would like to recognize those staff members whose anniversary of service (15 years or more) to our building occurred since the last newsletter: George Marmara – 29; Galo Teran – 19; Eddie Keys – 15 and Bill Zambri – 15.

Move-Ins/Move-Outs and Furniture Deliveries...

As a reminder, please contact Ms. Daun Poole (in the on-site management office), in advance, if you are planning any move-ins/move-outs or large furniture deliveries. To protect you and the Condominium, certain insurance requirements must be met and the freight elevator must be reserved.

Alterations & Decorations to Your Unit...

Please contact Michael DeGidio (212.545.6642) at Maxwell – Kates, if you are planning any alterations or decorations to your unit.

Mr. DeGidio can guide you through the process as it relates to building policies and procedures.

In addition, the on-site office can provide you with a written explanation of the policies and procedures.

Resident Identification Cards...

At the request of some residents, we had Olympic Tower business cards printed with a space for residents to write their name and unit number.

These cards can be used as an additional form of identification to show to the NYPD; in the event of street closures.

The cards are available, upon request, at the Concierge Desk.

House Phone Stickers...

New House Phone stickers were distributed to all residents. The stickers contain most of the frequently used House Phone numbers.

Additional stickers are available at the Concierge Desk.

Coat Rack For Use By Residents...

In case you were not aware of it, the Package Room has portable coat racks (with some hangers) that you may borrow, on a first come – first served basis, in the event you need extra coat racks for your party guests.

Please Notify the Concierge of Your "Large" Party/Social Gathering/Event...

Our staff needs to know how your event may affect building operations.

For parties in excess of 20 guests, please provide the Concierge with a guest list, well in advance of the party date.

If a guest list is not provided, and you do not provide someone in the lobby to receive your guests, the Concierge will call the unit to announce each guest. As you can imagine, this can cause significant delay and inconvenience to your guests.

In addition, we want to make certain that nothing interferes with the success of your event.

We have a list of 14 items that we review when we receive a large party notification. These items include, but are not limited to, making certain we have the proper staffing and that we are not planning work projects that might interfere with your event.

Help us, help you. Please communicate with our Concierge.

Corridors Are Not For Storage...

It is a Fire Department violation and it is against the House Rules; so please do not store any personal items in the corridors. This includes: doormats, shoes, scooters, strollers, etc.