

THE OLYMPIC TOWER TIMES

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A word From the President of the Board of Managers...

Dear Fellow Residents,

Much of this newsletter updates you on the various projects that are underway, which improve the quality of service to you and which preserve the longevity of the building's infrastructure.

The lobby and corridors remain 99.9% completed.

Mrs. Schlossberg and her committee members, comprised of three other unit owners, remain committed to find the additional design elements that would give our lobby that warm, 100% complete feel.

Overall, we are very pleased with the corridor refurbishment project; although we want you to know that we are investigating wallpaper seam issues. Temporary repairs have been made to the seams until the cause and permanent solution can be determined.

We are going to refurbish the interior of each passenger elevator. This process has been partially delayed due to additional design element changes being considered for the main lobby; as we want both areas to be in harmony.

As always, your comments and suggestions are welcomed to further improve our building.

Sincerely,

Fred G. Peelen

Fred G. Peelen, President
Board of Managers

Reminder – No Moves/No Work Dates...

There will be no moves in/out and no apartment construction in observance of Memorial Day on Monday, May 25th as well as on July 3rd, in observance of Independence Day.

All moves and deliveries must be scheduled with the Package Room and proof of insurance must be provided to the management office in advance of the move or delivery date.

Window Arm and Gasket Replacement Program...

We hired Remco Maintenance, who is also doing the exterior façade work, to replace all of the window arms and exterior window gaskets for all of the small operable windows in your apartment.

New arms will ensure trouble free operation for years to come, while the gaskets will ensure a weather tight seal.

This project will take a lot of coordination, so your understanding and cooperation will be greatly appreciated as we schedule access to your apartment to perform the work.

Just as we did with the corridor refurbishment project, we will provide you with a work schedule indicating when we will be entering your unit to perform the work.

Our plan is to enter your apartment at 9AM. Remco will take precautionary measures to protect the floor area/pathway leading to your windows with rolled goods and/or shoe mitts; remove all of the operable windows in your apartment and secure plywood to safely cover the opening. Children 11 years or younger cannot be in the apartment when the plywood is temporarily covering the window opening.

The windows will be taken to a work area in the building, so no repair work will be performed in your apartment. Later in the day, the Remco will re-enter your apartment to re-install and adjust all of the windows at one time. The re-installation and adjustment will finish no later than 5PM.

We chose to establish this procedure to minimize any inconvenience to you, since the workers would only enter your apartment only twice and on the same day, in order to complete the work.

All Remco employees passed a background check and anytime a Remco employee is in your unit, the employee will also be accompanied by an Olympic Tower Staff member.

The project should start on June 1st. The entire project will be completed on, or before, November 20, 2009.

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Exterior Façade Work Update....

Remco is working on the west (Fifth Avenue) elevation. If you recall, this work includes exterior window polishing, caulking and metal cleaning and sealing.

Work on this elevation is scheduled to be completed in June, after which time the sidewalk bridge and work will progress on the south (51st Street) elevation. This work is scheduled to be completed by November 20, 2009.

While work is underway on each elevation your windows will be dirty. Please understand that you are looking out through a "construction zone." The window polishing process involves the use of a tan colored paste/compound (cerium oxide), which gets into every nook and cranny of the building. Remco routinely wipes the cerium oxide off the building and they are now taking additional steps to remove as much cerium oxide from the building as possible.

However, as work continues or after a rain or due to windy conditions while work is underway, you may notice unavoidable cerium oxide splatters, hazing and/or drippings.

After the Remco completes their work, our regular window washers will perform two, immediately consecutive exterior window cleanings. Like any other project, post construction reminders of the project (like construction dust, etc. in places you thought were protected or inaccessible), all of the above mentioned conditions will be corrected with each subsequent window washing cycle.

Technology Update....

To more efficiently and effectively manage the building and provide residents with the highest level of service possible, we've completed a number of technological upgrades, including the installation of new computer network in the office that allows inter-departmental sharing of information; file protection and back-up of electronic copies of the building's architectural, mechanical and electrical plans.

We have also upgraded our closed circuit television system, which monitors the main entrance; fire stairwells to the residential section of the building; our freight elevator; key basement corridors and the Package Room.

By the way, for your convenience, Paul, Eddie, Izzy and Joe in the Package Room, are now able to communicate with you via email at packageroom@theolympictower.com.

Lastly, we just started the first phase of our Building Management System (BMS), which will ultimately allow us to control vital building systems using a computer with graphical displays. It will also provide email and computer screen alarms when systems are out of parameters and it will allow remote monitoring; if the Chief Engineer is off site.

Front Of Building Refurbishment Update...

You may have noticed the new fabric windscreens; the repainting of the marquee and planters; and the addition of ivy to the planters.

By the time you receive this newsletter, the "641 Fifth" lettering; the stainless steel surrounding the main entrance and the lobby floors will have also been refinished.

In the near future, the top of the marquee will be re-waterproofed and new bronze colored, laminated safety glass skylights will be installed to replace the bellowed Plexiglas that allows water to pond and dirt to collect.

The new skylights will be installed on a slight tilt to allow water and dirt to run off and we are investigating the use of a titanium oxide coating, which is the closest thing to a "self cleaning glass" that is available on the market.

New Heating and Air Conditioning Supply Fans...

If you recall, we completed the installation of a new fan which supplies heated and air conditioned air to the corridors of the west wing of Floors 22 through 36 and the "make-up" air to the apartments in the same area. "Make-up" air is the replenishment of air that is taken out of your apartment via your kitchen and bath room exhaust vents.

In September, we will be replacing the three remaining fans which perform the same function to the rest of the corridors and apartments in the building. This project is scheduled to be completed on December 11, 2009.

Domestic Water Tank and Associated Vales/Piping Replacement Project...

This is another very big project that is scheduled to start this month and there will be some inconvenience. During the project we will all be dealing with some water discoloration and particulate, as we disturb whatever deposits that have formed on the inside of the existing pipe walls as they are removed and replaced.

We will do our best to keep such events and service interruptions to a minimum, as well as giving you advanced notice whenever possible.

The new tank and piping will be stainless steel, which as you may suspect, is the best material for water storage and transportation. It doesn't rust, so it lasts "forever;" it requires no coatings or maintenance and it is the easiest to clean.

Notary Public Services Available To Residents...

Jacklyn Scarlatto, Assistant to the General Manager, is now a Notary Public. If you need something notarized, please call Jacklyn at 212.486.9400x1 (House Phone 300) or stop down to the management office on C1 Level.