

THE OLYMPIC TOWER TIMES

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

Dear Fellow Residents,

Even though Labor Day signifies an end to summer, the building remains busier than ever with alterations, decorations and building infrastructure projects continuing to be undertaken by both the commercial and residential sides of the building.

Some of the commercial projects directly affect us, such as the upcoming refurbishment of the service car next to Prime Burger and their loading dock; which they occasionally allow us to use for oversized or extraordinary bulky deliveries.

On our side of the building we are trying to “manage” the recent tidal wave of alterations and decorations that have requested start dates to begin work. We appreciate your cooperation and understanding as we balance the quality of life issues of our residents exposed to the construction with the needs of those owners wishing to improve their apartments.

We have a tremendous amount of capital projects underway and the cover page of this newsletter is dedicated to updating you on the progress of those projects.

From those unit owners who came forward at our June 2009 Annual Meeting of Unit Owners, a new committee was formed to advise the Board as to what steps could be taken to further enhance/complete our main lobby and to offer input on the refurbishment of the elevator cab interiors.

You’ll find details on the Design Committee’s progress on Page 2 of this newsletter.

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

Sincerely,
Fred G. Peelen
Fred G. Peelen, President
Board of Managers

Exterior Façade Work....

As we previously informed those unit owners residing on the south (51st Street) elevation, the western half has been completed and the eastern half is scheduled to be completed before Thanksgiving.

Window Arm and Gasket Replacement Program...

As scheduled, this much needed project should be completed on or about September 30th. The new arms will ensure trouble free operation for years to come, while the gaskets will ensure a weather tight seal. We also purchased adequate “attic” stock for future building needs. The operable windows should only be opened with great discretion. One unit owner’s drapery and rod were once sucked out of the window and the rod acted like an arrow puncturing through the roof of a van on 51st Street.

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

This project should be completed by the end of September. It will most likely require one more building wide, overnight shut down. If so, we will notify you accordingly.

Heating and Air Conditioning Supply Fan Replacement Project...

Since we already replaced the fan servicing the corridors and apartments “A,” “B,” “G” and “H” on floors 22-36, the remaining fans servicing the corridors and apartments “C,” “D,” “E,” and “F” on floors 22 through 36 AND the corridors and apartments “A,” “B,” “G” and “H” on floors 37-51 will be out of service from Monday, September 21 through November 5th. The fan servicing the corridors and apartments “C,” “D,” “E,” and “F” on floors 37-51 will be out of service from approximately November 5th through 26th.

This will not affect the heating and air conditioning units in your apartment and at all times, a fan will continue to supply heated and air conditioned air into the corridor from the opposite end of the applicable corridor, mentioned above.

Technology....

The first phase of our Building Management System (BMS), which will allow us to control vital building systems using a computer and graphical displays, was installed and Phase two is under construction.

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Main Lobby & Elevator Landing Area...

The Design Committee is comprised of several volunteer unit owners who are professionals possessing real estate, construction, fine art and/or other related experience.

After considering the hiring of a well known architectural or design firm, the Design Committee came to the conclusion that the ones they liked, probably would not want to work with us at this advanced stage in the remodeling process.

After taking a field trip to view other residential lobbies and after much discussion, the Design Committee has made arrangements to have three renderings produced to depict design concept(s) for the main lobby and elevator landing area. A professional lighting expert will also submit a plan along with the renderings.

The renderings should be completed within the next few weeks. We will keep you informed of the committee's progress.

Recreation Room...

In case you were not aware of it, we added a second treadmill to the Recreation Room for your cardiac pleasure.

We also installed a "panic" call button next to the House Phone with the idea that in the event of an emergency, a person may not be able to dial the Concierge and hold the handset for the duration of the call.

When the call button is depressed it automatically dials the Concierge on duty and you can have a hands free two way conversation.

Swine Flu Vaccinations...

News agencies are warning that the Swine Flu will be more prevalent this season.

We'd like to respond to that warning with some measures that may help reduce the transmission of that virus.

One measure is to have a registered nurse come to the building and dispense H1N1 vaccinations. Please contact Jacklyn NO LATER THAN October 15th, in the management office if you have an interest in getting the vaccine. If there is sufficient demand, we will contact those people who have responded with further information.

The second measure that we plan to implement is the positioning of Purell hand sanitizers/dispensers in all locker rooms for the use of our staff members and possibly position one in the luggage cart room of the main lobby.

You may have seen similar dispensers as you board a cruise ships or enter a hospital.

Window Washing...

Window washing is scheduled to resume during the first week of October. We will start on the western half of the south (51st Street) elevation and move clock-wise around the building (5th Avenue, 52nd Street, 51st Street). A complete cycle will take twenty-four working days to complete.

Keytrak...

We'd like to thank all unit owners for their overwhelming cooperation and participation in providing the Concierge with keys to their apartment.

Your keys are stored in a Keytrak key vault system which requires fingerprint identification for access and the system also generates key activity reports. Having keys to your apartment is essential for life safety purposes, to minimize damages from leaks and for other exigent situations.

Reminder – Holiday Parties...

As the holidays approach, many of you may be planning special holiday events/gatherings. We want to be ready to welcome your guests and usher them up to your apartment.

We recommend that you inform the Concierge of your event and provide them with a guest list in order for us to accomplish this for you.

Ms. Caryl Hock, our Head Concierge, has a fourteen item checklist that she uses for those larger events that involve special security provisions.

Lastly, the Package Room has two rolling coat racks with hangers that are available, on a first come-first served basis, for your use during your event.

Reminder – No Moves/No Work Dates...

There will be no moves in/out and no apartment construction in observance of Yom Kippur on Monday, September 28th as well as on October 12th, in observance of Columbus Day. The above restrictions will also apply for Wednesday, Thursday and Friday of Thanksgiving week and from December 24th through January 3, 2010.

Please be reminded that ALL move ins/outs 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.

Reminder – Notary Public Services Available To Residents...

Jacklyn Auerbach, Assistant to the General Manager, is a Notary Public. If you need something notarized, please call Jacklyn at 212.486.9400x1 (or House Phone 300).