

# THE OLYMPIC TOWER TIMES

## BOARD OF MANAGERS:

### President:

Fred G. Peelen

### Treasurer:

Jeffrey J. Scott

### Manager:

Matthew Perkins

### Manager:

Mrs. Andrea Schlossberg

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## ON SITE PERSONNEL:

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## A word from the President of the Board of Managers...

Dear Fellow Residents,

On January 3, 2011, our contractor, Bernsohn & Fetner, will start the first phase of our lobby enhancements and the refurbishment of the elevator cab interiors. The project is expected to be completed by mid-March 2011.

The Committee has worked diligently to create a warm and elegant “look” that will include new lighting, furniture, leather wall panels and an enhanced Concierge Desk area with more working space. Artwork and other accessories will be selected once the construction related work has been completed.

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

On behalf of the entire Board of Managers, I would like to wish all residents a joyful and prosperous Holiday season and a healthy and peaceful New Year.

Sincerely,

*Fred G. Peelen*

Fred G. Peelen, President  
Board of Managers

## Reminder: No Moves/Work Dates...

There will be no moves in/out and no apartment construction in observance of the holidays from 12/24/10 through 1/2/11.

## Planning Any Large Parties in the Building?

Please contact Caryl Hock, the Head Concierge if you are planning to have any large parties. Ms. Hock will speak to you about the best way to expedite your guests up to your unit, any special staffing/security or other needs to further enhance the party experience for your guests. The Package Room also has portable coat racks and hangers for your use.

## Happy Holidays From The Staff...

The entire Olympic Tower staff would like to wish you and your family the warmest of holiday wishes and a very happy and healthy New Year.



## Upgraded Laundry Room...

Come visit our newly refurbished Laundry Room on C2 level – opening December 1st!

In the room you’ll find all new heavy-duty commercial grade equipment including: (2) large capacity, front-loading washer/dryers, (1) extra large washer and (1) extra large dryer – both capable of handling a king size comforter.

The refurbishment included new flooring, ceilings and high efficiency lighting. To provide an extra level of cleaning performance, we are filtering all water going to the machines.

All of the machines will operate using a card reader system, so no more dealing with quarters!

Even better the concessioner will provide a complimentary card to each household, with enough pre-loaded value to do two large loads of wash or one extra large load. Save your card so you can add value to it in the laundry room.

## Notary Available...

For your convenience, Jacklyn Auerbach, Assistant to the General Manager, is our in-house New York State Notary. Please feel free to stop down to the management office or contact Jacklyn (at 212.486.9400 x1 or House Phone 300) if you need something notarized.

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December 2010

## Rockefeller Tree Lighting Ceremony...



Tuesday, November 30<sup>th</sup> 7-9 pm

## New Tool To Protect Yourself Against Fraud...

According to a Notice issued by New York City's Department of Finance, the Department has implemented a program "to allow property owners, lienors or their designees, or executors/administrators of the estate of owners, to register and receive electronic notification when a deed or deed-related document, or a mortgage, or mortgage-related documents, affecting an ownership interest in real property has been recorded against a property in the City of New York.

This program will alert registered property owners when documents are recorded without their knowledge and will allow them to take steps to limit the harm caused by the recording of a fraudulent document. The following links will provide you with more information:

### Program Description

[http://nyc.gov/html/dof/html/pdf/recorded\\_documents/notice\\_of\\_rec\\_descrip.pdf](http://nyc.gov/html/dof/html/pdf/recorded_documents/notice_of_rec_descrip.pdf)

### Frequently Asked Questions

[http://nyc.gov/html/dof/html/pdf/recorded\\_documents/notice\\_of\\_rec\\_faq.pdf](http://nyc.gov/html/dof/html/pdf/recorded_documents/notice_of_rec_faq.pdf)

### Online Application

<http://a836-acris.nyc.gov/nrd/>

## The Atrium Café...

Now open for dinner on Wednesday, Thursday and Friday until 10PM. Happy Holidays from the Atrium Café!



## Free Pre-Heating of Domestic Hot Water...

We are in the punch list phase and final commissioning of our condensate reclamation project and re-piping project.

Faced with the monumental task of removing and replacing deteriorated piping located in the ceiling above sensitive equipment in the commercial elevator machine room, the Board authorized the re-routing of the piping and took this opportunity to reclaim the condensate heat energy carried in that piping to pre-heat water for our domestic water heater.

Previously, this heat energy was not only wasted, but it had to be cooled off with additional water prior to sending it into the sewer.

Now, we are getting free pre-heating of the water going into our domestic water heating system on the 22nd floor that services the bottom one half of the building.

This is just one of the "green" steps that the building has taken to operate more efficiently and responsibly.

## Heating and Air Conditioning (HVAC) Units In Your Apartment...



In our July newsletter we reported that over 25% of the heating and air conditioning units in the apartments have been replaced. We are pleased to report that as of November 1, 2010, more unit owners have availed themselves to the Guaranteed - Level Pricing Program, bringing the total number of units replaced up to approximately 35%! The units provide more accurate temperature control and owners even can add remote thermostats.

At left, newly installed HVAC unit

These replacements will help in keeping your common charges low, because malfunctioning units result in more steam, electricity and maintenance costs for the building. Also, the new units have leak protection features to protect the unit owner and his/her neighbors below from pan overflows.

The current pricing is guaranteed for contracts signed through December 31, 2010. For more information on this program contact the Management office, the Chief Engineer or visit the "Contractors" page of our web site at [www.theolympictower.com](http://www.theolympictower.com).