

The Board Report

Fairview Owners Corp

RESIDENT UPDATE

OCTOBER 2015

POOL SURVEY:

Please fill out your pool survey and return the survey to the management office or the doorman if you have not already done so. If you need a copy of the pool survey, please pick it up from the management office or the doorman. **Thanking you in advance for your participation. DEADLINE IS NOVEMBER 4th.**

ROOF AND PARAPET PROJECT:

This past June the contractors started on the parapet and roof project. The project could last two years; it is all weather related. During the cold winter months, the brick work will cease but the roof work will continue, again weather permitting. In addition to the roof and parapet work the contractor will be caulking the windows (no caulking for almost 20 years) while doing the drops in a particular line. As of this writing, over a third of the brickwork and caulking has been done. Please also note, in order to speed up the job, the contractor has obtained a special permit allowing him to work from 8AM to 6PM on Saturdays. The management has requested the contractor to keep the noise level to a minimum during the Saturday work.

SIDEWALK SHEDDING:

By the time you receive this “Update” work may have started on construction of a sidewalk shed to protect the sidewalks where people may walk. The sidewalk shed will continue to be up until the end of the project.

FAIRVIEW WEB SITE:

The Fairview has updated its web site (www.thefairview.coop). There is a place there to sign up to receive e mails from Fairview; all we need is your email address. There is a section of the web site for “Maintenance requests”. If your request is of an emergency nature such as clogs, leaks or any safety threatening issue from 8:30 AM – 4:30 PM call the office at 718-271-1378, after hours and on weekends or holidays call the doorman at 718-271-3700.

WATER:

The Fairview has switched over from a “Frontage Billing” (Water cost is billed by the number of water fixtures that are in the building) to a “Meter Usage billing” (Water cost is based on the amount of water the residents of the Fairview use). Two factors for the change is that the City of New York is requiring the switch. The other factor is we have been shadowing metering the water usage and found even without any water conservation, the building could reduce the water charge by about 9%.

Since we now pay for the amount of water we use, **please conserve our water.**

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GARAGE:

The Fairview has started a water proofing project in the garage. The contractor has done some test areas, they were successful and we just finished phase two, a very large area of the garage. Fairview has contracted for the next very large problem which is in the filter room and will begin shortly. This is another project that depends upon the weather conditions.

COOLING TOWER:

As you have heard from the news reports, in late August, Legionella virus affected people in the Bronx area. It was traced back to cooling towers. With that information both the City and State of New York issued regulations concerning cooling towers. Please note, before and after the regulated treatments were done, our water treatment company has tested twice and found no trace of legionella bacteria nor other bacteria harmful to human beings. The Fairview has been testing the cooling tower for over twenty years. Please note, the domestic water tank water is also tested when the Fairview cleans the tanks on an annual basis as required by law,

CARPET CLEANING:

Shortly, the Fairview will have the carpets cleaned professionally before the holiday season. **You will be notified of the dates.**

PACKAGES:

The Fairview has changed our package procedures. Since the explosion of online purchasing, we have gone from one storage room to three. On line purchase of furniture or large items will not be accepted unless you are home to receive them. Only the doorman can retrieve a package and you **MUST** sign for the package. The form requires you to **PRINT YOUR NAME** so we know who picked it up. Package left beyond a reasonable time after notification to the resident will either sent back or stored in the basement which will require an appointment to accept the package. Please understand we have 424 units in the building with limited areas to store your packages. Please think of your neighbors because you may be taking storage space away for them. Thank you in advance for your cooperation.

MISC:

The Board asks that all residents in the building recognize that they are surrounded by neighbors on all sides of your dwelling unit. Do not slam you apartment front door, place your cat litter in a plastic bag before you dispose of it down the compactor chute, be aware of loud noise emitting from your unit, barking dogs and other quality of life issues.

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Please, if you must smoke go to the public sidewalk. DO NOT walk your dog(s) on the lawn and pick up after your dog(s).