

Hillman News - December 2011



Hillman Finance Meeting

Please be advised that the meeting to discuss the current finances of Hillman Housing has been rescheduled from December 7, 2011 to January 11, 2012.

We look forward to seeing you at the meeting. All good wishes for the holiday season to you and your family.

From the Boardroom

The Meetings: The Board meets once a month. The standard agenda items are approval of the previous meeting's minutes, review and approval of sales and subleases, a report from Management including the review of the financials, an update of the boiler room project, and building repairs that are in progress. Issues brought to the Board by the House Committee are also discussed along with any written communications from shareholders. If issues arise between Board meetings, members communicate by email or assemble for a meeting if necessary. Committees also often meet/communicate in between full Board meetings.

Maintenance: If you have a particular problem within your apartment that needs immediate attention, call the maintenance office immediately. Do not wait until the problem worsens. If the problem is in a common area, it is best to report it also and not assume that another cooperators will do/has done it.

Boiler Room Project Update: Heshey Jacob, the engineers, architect, contractor, a representative from the Hillman (Howard Stern) and East River Boards meet bi-monthly and the meeting minutes are sent to the entire Hillman Board. We are happy to report boiler #1 has been demolished. Con Ed has completed the gas lines to the boiler plant and sidewalks have been repaired and repaved. Boilers #2 and #3 will hopefully be delivered on December 22. The demolition of the existing ramp and pouring of a concrete ramp will be happening the first part of December. Gas piping and electrical work is ongoing.

Sales and Subleases: Two first sales and two second sales were approved. The flip tax revenue will total \$206,700.

Submetering Update: We are in the process of applying for the NYSERDA grant to fund the submetering project. Once we have approval, we have one year to complete the installation. We expect the work to begin within the next six months.

Good Neighbor Corner

This month's issue focuses on the laundry room. Having a laundry room in your building is an undeniable perk. If you've ever had to drag your dirty clothes six blocks to a Laundromat in the rain, your basement laundry room can feel like a real luxury. Of course, it isn't just *your* laundry room. You've got to share it with everyone else in the building. Here are a few etiquette tips to keep the space efficient and friendly for your neighbors.

Collect your Clothes. Be mindful of others using the room and collect your clothes when they are done. No one likes to come down to find their clothes in a bin and contrary to what you might believe, no one really wants to take your clothes out of the machines.

Dryer Sheets. Please keep the area clean and put your used dryer sheets in the trash receptacles provided.

Respect the Carts. Please don't use the carts to sort your dirty laundry and the carts must stay in the laundry room so please don't take them home with you!

Don't go losing your socks. Be sure to check the washers and dryers thoroughly for loose socks. It'll save you money and frustration!



Contact Information

If you have an issue that requires the Maintenance Department please note that Maintenance phones lines are open 7 days a week, 8am to 12am at 212-677-5744. Also, now you can report non-emergency maintenance issues online at <http://coopvillage.coop/maintenance/index.php?coop=hillman>. We welcome your feedback on this new system. Please send any comments or suggestions to contact@coopvillage.coop.

We'd like to hear from you as well as this is your newsletter. Send your announcements, questions and concerns to hillmanhousecommittee@gmail.com or leave a note in the Management Office. Also, we have two open spots on the House Committee so if anyone is interested please contact us!

Also see the links below to other newsletters. We've browsed around the Cooperator web site and there is quite a lot of helpful information. If you haven't already, I highly recommend that you check out www.habitatmag.com and www.cooperator.com. Both sites deal with issues pertaining to Coops and Condos. It's real good way to "get your head in the game." You can see how other coops are dealing with sub-metering, maintenance, legislative issues, management, etc.

For more local news check out www.thelowdownny.com and <http://www.boweryboogie.com/> both of which have great Facebook pages. Also sign up for Hillman email alerts at www.coopvillage.com and the "I Live in Hillman" Facebook page!