

**East River Housing Board of Directors**  
**Newsletter – Third Quarter 2010**

**Terrace Enclosures**

Several Cooperators installed different terrace enclosures. Without a standard enclosure, the exterior of the building ceased to be symmetrical, taking on an arbitrary, haphazard appearance. These enclosures were constructed of different colors and materials.

Management and the Board of Directors identified a standard enclosure which can be professionally installed by an insured company for a modest fee. The Coop now has two approved enclosures; one with a window enclosure, and the other a wrought iron safe open-air enclosure.

**Children's Areas**

A timer was placed on the sprinkler shaped like a seal by the children's playground between Buildings 1 and 2.

**Refrigeration of Trash Compactor Rooms**

The unusually hot summer exasperated problems emanating from the trash compactor room in each building. These problems include foul odor and vermin, despite attempts at extermination. The Board has authorized management to refrigerate the four rooms with environmentally correct and efficient units which have solved the problem in other Coops, including Hillman.

**Auditorium**

The vestibule of the auditorium was renovated and the cost was shared by the Paul Taylor Dance Studio and the East River Housing Corporation.

**Sidewalks**

The sidewalks around the complex, cited by the City for cracks and other violations, were repaired.

**Bike Room and Cherry Street Entrance**

The bike room in Building 1 was opened and is in use. The door from Building 1 onto Cherry Street was opened with enhanced security to better accommodate bike room Cooperators as well as Building 1 Cooperators.

**Coop Commodity Purchases**

As the Board has done for the past few years, this quarter we locked in contracts for the purchase of heating fuel oil and electricity. The oil purchases will cover about 35 to 40 percent of our need for this winter, while the electricity purchase will cover all of our need. Management and the finance committee closely monitor the daily price fluctuations of these commodities during the spring, summer, and early fall, and attempt to lock in contracts when prices are most advantageous to the Coop. In less sure economic times such as these, East River tends to be extremely cautious. The approximately 500,000 gallons of heating fuel that was locked in is below our historically

based budgeted cost and the current cost of number 6 heating fuel. Our electrical contract was locked in at 1 cent less per kilowatt hour than we paid last year. Although these two actions are expected to save the Coop money, how much is only an estimate and will not be actually known until the contracts are over and we can compare actual costs to projected expenses.