

# 790 Riverside Drive - The Riviera

**TO** All 790 Riverside Drive Residents

**FROM** Donald Skupinsky, Orsid Realty Corp

**DATE** April 7, 2006

**SUBJECT** Strike by Building Service Employees

The contract with Local 32B-32J of the Building Service Employees Union expires at midnight on Thursday, April 20, 2006. If an agreement is not reached prior to that time, the building employees may go on strike. In such event, the Board of this building is prepared to take certain emergency measures to ensure the safety, health and welfare of all residents. The success of these measures will depend upon your full cooperation.

We are counting on all of you to assist in maintaining essential building services and to reduce the work burden on the superintendent and all who volunteer to help as much as possible.

**Building Superintendent:** The superintendent will not be on strike and will work with the Board and the managing agent, to help maintain essential services.

**Security:** A security guard will be on duty in the lobby twenty-four (24) hours a day. All residents will be required to use their magnetic key cards to enter the building. The security guard will not be permitted to open the second door of the main entrance of the building for you. Persons who do not reside at the building or do not have a magnetic key card will not be admitted, unless a building resident comes down to the lobby to meet them.

**Guests and Deliveries:** Guests and deliveries are the responsibility of individual tenants. Please inform the security guard in advance of anticipated arrival or delivery times. Please note that no deliveries requiring the service elevator car (where applicable) or service entrance will be accepted.

**Garbage:** Residents will be responsible for taking their garbage down for collection on appropriate days. (You will be advised of the garbage pickup schedule as we approach the strike date.) All garbage must be put in plastic bags, which the superintendent will provide on request.

Please store all recyclable items in your apartment. Sanitation workers generally refuse to cross a picket line to collect garbage until a health emergency exists.

If a sick or elderly person lives near you who might have difficulty removing garbage in this manner, please offer your help.

**Morning Newspapers:** Newspapers will be left in the lobby for you to pick up each morning. Papers not picked up by evening will be discarded.

**Moving and Renovations:** No move-ins or move-outs will be permitted during the strike. No contractors will be permitted to work in the building during the strike except only on an emergency basis to remedy an immediate hazardous condition such as a gas or water leak or electrical outage.

**USPS Mail Delivery to Boxes:** Regular US Mail deliveries will be made. Any mail or packages requiring signature will not be accepted. Package delivery (including US Mail requiring signatures) and messengers will be asked to leave notices at the front desk.

**Storage Areas:** In the interest of security, the bicycle room and the storage rooms will be locked during a strike. If there is an item in storage that you may need during the expected time of the strike, please bring it to your apartment prior to April 20th.

**Laundry Room:** Kindly keep your use of the laundry facilities to a minimum during the strike. Please be aware of the importance of proper use of the machines and of cleaning them after each use. It will be difficult to get service if breakdowns occur during the strike.

The Board will keep you informed of all developments by posting notices in the lobby. Please keep this memo handy and refer to it for information.

If we all cooperate and follow the procedures outlined above, we should be able to weather the strike if it occurs with a minimum of difficulty and discomfort

Thank you for your cooperation.