

790 RIVERSIDE DRIVE OWNERS, INC.

To: Shareholders
From: Riviera Board
Re: June 2008 Riviera Newsletter

Dear Neighbors,

Here is an update of what is going on with the Board and our building.

New Board

The new Board of Directors for the Riviera is:

Larry Chabra, President	president@790rsd.org	
Rickie Miller, Vice-President	vicepresident@790rsd.org	
Arturo Poire, Treasurer	treasurer@790rsd.org	
Bill Way, Secretary	secretary@790rsd.org	tel: (646) 827-4670
Isabelle Wedemeyer	iwedemeye790@gmail.com	tel: (212) 368-0555
David Swersky	nycdms@790rsd.org	
Jane Sosland	nycdms@790rsd.org	

Construction Update & The Sidewalk Bridge

We are in the final stretch of work on the façade and roof, and our #1 priority is to get the sidewalk bridge removed as soon as possible. We are targeting September to get the bridge down. If we can get it down before then, we will.

The major work being done is:

- Strip and re-paint the metal window baskets on the outside of the building.
- Install coping stones around the perimeter of the roof, and install the permanent new roof. (We had installed a temporary waterproof barrier some time back.)
- Clean and repoint the limestone on the building. Repointing is the process of replacing the mortar between the limestone blocks, as the old mortar has become porous and weak.
- Repair the main entrance – some of the stone work over the main 157th Street entrance have separated.

Super Search

Our long-time superintendent, Juan Delgado, will switch to a new position, Construction Manager, in the near future. He will continue to occupy his office in the mailbox hallway, and will work part-time for the building. He will also be able to continue his construction and renovation work. We are now looking for a new full-time super, and will let you know when we have one in place.

Shareholder Survey

We will send out a survey to all shareholders shortly, asking for your views on how to develop some of the common spaces in the building, and whether we should modify our subletting rules. As in the past, we will publish the results.

(over)

Roof Development

Later this month, we will ask for volunteers, either from the previous roof development committee, or new volunteers, to help us figure out whether this project should be pursued, and if so, how best to go about it.

Newsletters, Shareholder Meetings, Web Site, & Email List

We will issue newsletters, like this one, each quarter.

We will continue the monthly informal shareholder meetings, on the 2nd Tuesday of each month, at 8:00 p.m., in the old Super's office.

We have streamlined our web site, eliminating the need for usernames and passwords, and will do more as time permits.

Communications Policy

This policy was developed by the previous Board in response to comments received at the April monthly shareholders' meeting:

Legally-required Notices to Shareholders

Legally-required notices, such as the notice and proxy for the annual shareholders' meeting, will be delivered via U. S. Mail to the address we have on file for each shareholder.

Board Newsletters Reminders of Shareholder Monthly Meetings Other Notices

Board Newsletters, reminders of shareholder monthly meetings, and other notices will be delivered by email to those who are on our email list. Copies of these notices will also be put on the bulletin board opposite the mailboxes, and displayed at the front desk.

Shareholder Surveys

The Board periodically asks shareholders to respond to surveys about building issues. Shareholders who are on the email list will receive these surveys via email, and can answer them on-line. Shareholders who are not on the email list will receive the surveys on paper under their doors. Survey results will be posted to the 790rsd.org web site, and a copy will be posted on the bulletin board opposite the mailboxes.

The best way to stay informed is to be on our email list!

We are *very* careful with this list. We *never* use it for anything other than official notices from the Board. We *never* share your email address with *anyone*.

If you receive this newsletter on paper, you are NOT on our email list.

Please go to 790rsd.org, click on [EMAIL OPTIONS](#), and give us your email address. We will send you confirmation within a day.

It saves the co-op money, makes communicating much easier, reduces paper usage, and makes it easy for you to know what is going on in the building.

Have a great summer,

Larry Chabra, Rickie Miller, Arturo Poire, Isabelle Wedemeyer, & Bill Way