



# RIVIERA NEWSLETTER

3<sup>rd</sup> Quarter 2009

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## Managing Agent Search

During the course of the summer, the Managing Agent Search Committee researched many property management firms and sent out a detailed Request for Proposal to about twenty. The Committee received proposals from eight firms. Members of the Committee visited the offices of five of those candidates and recommended two as finalists. The Board has begun negotiations and will announce our decision very soon. Many thanks to Committee members Peter Stevens, Joy Gramolini, Julie Hammett, Carole Coleman, and Matt Moreno for all of their hard work.

## Security and Safety

### Additional Cameras

We sent out modified project specs on the advice of a security expert at the 33<sup>rd</sup> Precinct. The new cameras will provide views of all sidewalk scenes around the building, and the back alley. They will be viewable by all residents via the Internet. We hope to have this work completed in October.

### Late Night Access

Residents can use their key card to enter the building any time of the day or night, using any entrance. To improve security, the doormen will no longer buzz people in through the Riverside Drive or 156<sup>th</sup> Street entrances between midnight and 6:00 a.m. During those hours, if you do not have your key card, you must enter by the main entrance on 157<sup>th</sup> Street.

### Local Crime

After our meeting with the 33<sup>rd</sup> Precinct in the lobby, a group of shareholders met and discussed the formation of a safety patrol to escort residents to and from the subway at night. This was undertaken in response to fears about the multiple rapes in upper Manhattan. Once the rapist was caught, it was decided to put the plans on hold; however, the idea can certainly be revived at any time if residents have concerns for their safety.

## Meet & Greet

Our friends at the 33<sup>rd</sup> Precinct recommended we get to know each other better, as that helps with our safety. A group of shareholders are organizing a meet-and-greet event for our lobby so we can all meet each other over some refreshments. We will send out details soon.

## Elevators

Since renovating our elevators last year, they have required more maintenance and repairs than they should. They *are* safe, and we are working to fix the problems.

## Riviera Email List

If you received this newsletter on paper, you are not on our email list. We urge all residents to join our list. We never use it for anything except official business – like these newsletters – and we do not share your email addresses with anyone. Getting these newsletters by email saves us money and effort. Please help us by signing up.

To join our email list, go to our web site, [790rsd.org](http://790rsd.org), and click on **EMAIL OPTIONS**. Signing up takes just a few seconds, and we will send you a confirmation by email.

## Move-in, Move-out, and Large-Item Delivery

As a reminder, move-ins and move-outs can only happen Monday through Friday, from 9:00 a.m. through 5:00 p.m. Delivery of any large items, such as furniture, must be delivered between those hours as well. If you want to schedule a move or delivery of large items, please fill out a work order at the front desk. Aramis will follow up with you to schedule it.

## Noise & Neighbors

With the lovely weather, windows are open. We have many musicians living in the building, and music (a joy to some, noise to others) from instruments carries. Also, the pitter-patter of little

feet running on wooden floors, or bouncing balls, can easily carry to the apartment below.

Our house rules say:

*... the floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, maids rooms, closets and foyer.*

We ask that you be considerate of your neighbors. Between 9:00 p.m. and 8:00 a.m., instruments or stereos should never be played loudly.

We also ask that if you are disturbed by a neighbor's noise, you contact your neighbor directly and try to work something out. Or, you can contact any Board member, and we will intervene for you.

### Removal of Large Items and Trash

If you need to discard heavy and or bulky items (appliances, furniture, bed frames, etc.) that do not reasonably fit into the recycling closet, please fill out a work order at the doorman station. Once your request is received, Aramis will contact you to schedule their removal. If there is a cost to the co-op for discarding these items, that cost will be passed on to you; Aramis will tell you what that cost will be before the staff removes your items.

**Do not EVER put any trash, large or small, in the hallways, alcoves, or back alley of the building!**

### Bedbugs

Our bedbug treatment project is winding down, with 26 apartments receiving treatment and 108 apartments inspected. We have had no new reports of bedbugs in the past month. Our total cost to date is \$74,659. As we are quite a bit ahead on our budget for fuel oil, we may still end the year without having to do an assessment to pay for the bedbug eradication. We will know more after we get into the budget process, which will start soon. We will keep you posted.

There are a few things you can do to help protect yourself against bedbugs:

- Get bedbug-proof mattress covers: We have them in stock and provide them at cost, which

runs between \$55 and \$80, depending on the size. See Aramis if you would like one.

- Get luggage spray: We recommend *Rest Easy Bedbug Luggage Spray* which costs \$15 per bottle and is available at Pestaway (2067 Broadway, at 71<sup>st</sup> St., (212) 721-2521), Bug Off Pest Control Center (1085 Saint Nicholas Avenue, at 164<sup>th</sup> St., (212) 781-2304) or on the Internet. Spray your luggage with this when you return from trips to avoid bringing the bugs into your home.
- Get *ClimbUp Insect Interceptors*: These are little cups you put under the legs of your bed or furniture. They trap bedbugs that are headed for you, so you can see them before you get bites. Also available at Pestaway, Bug Off Pest Control Center and on the Internet.

### Monthly Shareholder Meetings

Our informal shareholder meetings continue on the 2<sup>nd</sup> Wednesday of each month, at 8:00 p.m., in the old super's office on the lobby level. The next meeting will be Wednesday, October 14<sup>th</sup>.

### New Uniforms for our Doormen

DeWayne Powell has been working with suppliers to outfit our doormen with new uniforms, which should be available soon, and will save us money compared with the rental service we have been using.

### Harlem Hill Concerns Google Group

There is a Google group set up for Hamilton Heights at this [link](http://groups.google.com/group/harlem-hill-concerns?hl=en) (<http://groups.google.com/group/harlem-hill-concerns?hl=en>).

We on the Board hope you have a safe, rewarding, and enjoyable autumn.

Larry Chabra  
Rita Lennick  
DeWayne A. Powell  
David Swersky  
Bill Way  
Isabelle Wedemeyer