

100 Overlook Terrace: Archive 2013

New Staff

Wednesday, December 18, 2013

Please be advised that as of tomorrow, Thursday, December 19, 2013, Mike Rosado will begin working at Overlook as a handyman. Mike is a very experienced handyman and will be a big asset to the building. Please join us in welcoming Mike to the building.

Holiday Gratuities

Tuesday, December 17, 2013

Please be reminded that as the holiday time approaches, if you wish to give the building staff holiday gratuities, the current staff list is as follows:

Jose Rosa-Diaz – Superintendent

Oswald Ifill- Porter

Jose Velez - Porter

Thank you for your kind consideration.

Happy holidays to all!

Meet & Greet

Tuesday, November 18, 2013

The Board of Directors of Overlook Towers and Management team of Argo Real Estate would like to invite you to a “**Meet & Greet.**” This event will afford all residents the opportunity to meet the new superintendent, management team and Board of Directors. There will be brief “Q&A” session for global issues regarding the building and management. This event will be held:

When: Tuesday, November 26, 2013 6:00 p.m. – 7:00 p.m.

Where: 100 Overlook Terrace Lobby

Thank you very much and we look forward to seeing you all. Light refreshments will be served.

New Superintendent

Tuesday, November 15, 2013

We are pleased to announce that the Board of Directors and Argo have hired a new Superintendent. Jose Rosa-Diaz has been selected by the Board of Directors along with the help of the Superintendent Search Committee. Jose will be starting at Overlook on Monday, November 18, 2013. Please join us in welcoming Jose to the building. Please also note that there will be a Meet and Greet with Jose which will be scheduled in the very near future. A memo will be sent out shortly regarding this meeting.

Water Shut Down

Tuesday, November 12, 2013

Please be advised that due to necessary plumbing repairs the hot and cold water will be temporarily shut down on:

**Thursday, November 14, 2013
Between 9AM – 2PM**

Please ensure that all faucets are in the off position and toilets are not flushed during the water turn-off period. As always, we will do whatever is necessary to have the water restored as quickly as possible. We apologize for for any inconvenience that this may cause.

Thankful Leaves

Monday, November 11, 2013

Here's a fun project for all 100 Overlookers: Please take a leaf from the pile on the security desk and write down what you're thankful for. Draw on them, color them, make them you. Kids are especially encouraged to contribute! Return your leaves to [the security desk](#) by

Wednesday, November 13

We will be incorporating your leaves into our Thanksgiving decorations in the Lobby, which will stay up through the end of 2013. You can watch as they morph into our year-end Holiday celebrations! *THANK YOU!*

Michelle DelGuercio and Your Co-op Board

Tuesday, November 5, 2013

Water Shut Down – 19, 20, & 21 Lines

Please be advised that due to necessary plumbing repairs, the **19, 20, & 21 lines** water will be temporarily shut down on:

**Thursday, November 7, 2013
Between 9AM – 2PM**

Please ensure that all faucets are in the off position and toilets are not flushed during the water turn-off period. As always, we will do whatever is necessary to have the water restored as quickly as possible.

We apologize for for any inconvenience that this may cause.

November 2013 Maintenance Bills

Thursday, October 31, 2013

Due to a computer error, the November 2013 maintenance statements were sent out and did not include special assessment charges. Please disregard your maintenance bill as new ones are being produced as quickly as possible. The new maintenance statements will include the individual tax abatement as well as a special assessment. We apologize for the error and any inconvenience this may cause.

Con Edison Account Credit

Thursday, October 24, 2013

We are pleased to advise you that Con Edison has credited all accounts for the period in which the building was without gas. The credits on your individual account will appear on your next Con Edison bill, which will be billed 2-3 days after the next meter reading, which is on Friday, October 25, 2013. The accounts will be credited retroactively back to February 1, 2013. If a credit does not appear on your Con Edison bill, please contact Con Ed directly with your account number. Thank you for your cooperation.

Daylight Savings Time - Reminder

Monday, October 28, 2013

Please note the following details: Please be reminded that this coming **Sunday, November 3, 2013 at 2 a.m.** is daylight savings time. Don't forget to turn your clocks **BACK** one hour. This is also an opportune time to have the batteries changed in your carbon monoxide/smoke detectors in your apartment. It is important to change your batteries twice a year for optimal use of your detectors and daylight savings time is a perfect mid-year reminder to do this task. Thank you for your cooperation.

100 Overlook's Halloween Celebration, 2013

Thursday, October 31, 2013

Please note the following details:

1. Tape a notice to your front door if you'd like trick-or-treaters to knock on your door for treats. Notices will be available at the security desk from Monday evening, October 28.
2. Treats will be handed out by the security guard at 100 Overlook.
3. The annual neighborhood Halloween Parade begins at 5:45pm (October 31) in front of PS-187 on Cabrini Blvd., and will proceed to Fr. Tryon Park's Linden Terrace.
4. Details can be found on our website, 100Overlook.com under the Neighborhood tab.
5. Because of the time conflict with the parade, there will be no co-op wide Halloween party at 100 Overlook this year.

Finally, for those handing out candy, please save the plastic bags that hold the candy! They are needed for a future Skrapacular project. Bags cut open cleanly at the top are the best. You can leave your bags at the security desk until December 1. Skrapacular.org thanks you!

Update: Laundry Room Closures

Monday, October 22, 2013

Please be advised that both laundry rooms will be closed on **Tuesday, October 29, 2013 & Wednesday, October 30, 2013** for installation of new laundry machines and gas dryers. The laundry rooms will be painted at a future date. During this time, there will be **NO ACCESS** to the laundry rooms. Please make your arrangements accordingly. The new rates for the machines are as follows:

Basic Wash: \$1.75

Super Wash: \$2.00

Dryer (30 mins): \$1.75

5 Minute Top-Off: \$0.25

We apologize for the inconvenience and thank you for your cooperation.

Fort Tryon Center – Sidewalk Replacement

Monday, October 22, 2013

Please be advised that our neighbors at the Fort Tryon Center for Rehab and Nursing are putting in new sidewalks. The work is beginning tomorrow, **Wednesday, October 23, 2013** and is expected to take approximately **3 – 4 days** and will be done during the hours of **9AM – 5PM.**, weather permitting. During this time, you will experience noise and dust from the construction. Please ensure to keep your windows closed. Thank you for your cooperation.

Laundry Room Closures

Monday, October 14, 2013

Please be advised that both laundry rooms will be closed on **Tuesday, October 29, 2013 & Wednesday, October 30, 2013** for painting and installation of new machines. During this time, there will be **NO access** to the laundry rooms. Please make your arrangements accordingly. We thank you for your cooperation

Urgent: Gas Update #5

Thursday, October 10, 2013

We are pleased to advise you that Con Edison has successfully restored gas to the building, as of today, **Thursday, October 10, 2013.**

If you do not have your gas turned on, please contact Kara Moss at Argo immediately at:

1. 212-896-8600 ext. 8690
2. or via email at KaraM@argo.com.

If we receive additional information, we will pass this on to you accordingly. Thank you for your immediate attention to this matter.

Monday-Tuesday		Wednesday		Thursday
Gas Meter Room		Gas Meter Room		Gas Meter Room
#1		#2		#3
19	310	113	520	26
21	311	119	521	27
29	312	120	522	28
31	315	124	523	36
32	316	213	524	37
33	317	214	613	38
39	318	219	614	45
41	410	220	619	46
42	411	221	620	47
43	412	222	621	48
44	415	223	622	55
49	416	224	623	56
51	417	313	624	57
52	418	314	713	58
53	510	319	714	65
54	511	320	719	66
59	512	321	720	67
61	515	322	721	68
62	516	323	722	75
63	517	324	723	76
64	518	413	724	77
69	610	414	813	78
71	611	419	814	85
72	612	420	819	86
73	615	421	820	87
74	616	422	821	88
79	617	423	822	
81	618	424	823	
82	710	519	824	
83	711			
84	712			
89	715			
110	716			
111	717			
112	718			
118	810			
210	811			
211	812			

212	815
216	816
218	817
	818

Friday, October 4, 2013

Urgent: Gas Update

We have been advised by Con Edison that they will be at the building on **MONDAY, OCTOBER 7, to TURN ON THE GAS.**

In order for them to do this they require access to **EVERY** apartment. If you cannot be home, **please make arrangements** with your neighbor, Superintendent, or the Front Desk. If you need management to be involved, please let Argo Property Manager [Jill Reinitz](#) know.

Be advised that if Con Ed does not have access to EVERY APARTMENT, they will NOT turn the gas on.

Unfortunately, we do not have a specific time that Con Ed will be at the building, please have **access available from 7 a.m. to 5 p.m.** If we receive additional information, we will pass this on to you accordingly. Thank you for your immediate attention to this matter.

Interim Superintendent, Temporary Handyman

As you may be aware, Mr. Eduardo Solano has been hired as the interim superintendent for the building. Eduardo trained with Danny for approximately a week, prior to his departure. Danny has also made himself available to Eduardo when needed.

The Board of Directors and Superintendent Committee are reviewing resumes for suitable candidates to interview for the position on a permanent basis. This process will take some time. In any building, the role of the superintendent is critical and we are making every effort to ensure the potential candidates are the right fit for our building and our very specific needs.

Additionally, the Board has hired a temporary handyman to assist Eduardo during the summer, to catch up on any and all open items that remain outstanding. Mr. Julian Cerano has filled this position and will be working at the building until mid-September. Please join us in welcoming both Eduardo and Julian and please do not hesitate to reach out to them.

In the event of any issues, please contact the Front Desk and generate a work order. Eduardo will be responsible for assigning the task depending on the scope of work. In the event of an emergency during the off hours, please contact Argo's Emergency Phone Service at 212-896-8600. A Manager is on-call every night and on weekends to respond to emergencies when necessary. Thank you all very much.

Friday, September 20, 2013

Emergency Gas Shutdown Update

Please see update below regarding the gas line repairs. We are in the final stage of having the gas turned on. Please note the following:

- We successfully passed a full building pressure test on Monday September 9, 2013. The DOB has updated their internal system to reflect this.
- We are currently waiting for the DOB to provide gas authorization; then Prestige can contact Con Ed's meter department to turn on the gas.
- When Con Ed schedules the gas to be turned on, a memo will be sent to all shareholders outlining the schedule for Prestige to turn on the gas in each apartment.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day. Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Friday, September 13, 2013

Emergency Gas Shutdown Update

Please see update below regarding the gas line repairs. We are in the final stage of having the gas turned on. Please note the following:

- We successfully passed a full building pressure test on Monday September 9, 2013. We are now waiting for DOB to update their internal system to reflect this.
- After the information is updated by the DOB, Prestige will contact Con Ed's meter department to turn on the gas.
- When Con Ed schedules the gas to be turned on, a memo will be sent to all shareholders outlining the schedule for Prestige to turn on the gas in each apartment.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day.
- Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Open Forum with the Co-op Board

Date: Wednesday, September 11th

Time: 7 pm - 9 pm

Place: 2nd Floor Lobby

If you have small folding chairs/stools, please bring one.

Friday, September 6, 2013

Emergency Gas Shutdown Update

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- All riser repairs have been completed and the pressure is holding.
- Prestige has submitted all necessary paperwork to the DOB for a full building pressure test. DOB has reviewed and approved all paperwork.
- Prestige has scheduled an inspection for Monday, 9/9/13. Once the inspection has been performed and approved, Prestige will schedule the gas to be turned on by Con Ed.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day.
- Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Friday, August 30, 2013

Emergency Gas Shutdown Update

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- As of this morning, all of the meters and risers have been inspected and repaired with the exception of 1 riser. They are in the process of locating the leak and making the necessary repairs.
- Con Edison requested a full building pressure test to be performed by DOB prior to turning on the gas.
- Prestige has submitted all necessary paperwork to the DOB for a full building pressure test.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day.
- Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Friday, August 23, 2013

Emergency Gas Shutdown Update

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- Prestige Plumbing is completing the testing of risers in Gas Meter room 3. To date Prestige has completed testing and repairs of all meters and risers in Gas Meter Rooms #1 & #2.
- As of this morning, approximately 98% of all of the meters and risers have been inspected, repaired if necessary and are maintaining pressure. The work on the remaining 2% of the meters was continuing today.
- Con Edison requested a full building pressure test to be performed by DOB prior to turning on the gas. Prestige Plumbing is in the process of making all necessary arrangements.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day.
- Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Friday, August 16, 2013

Emergency Gas Shutdown Update

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- Prestige Plumbing is still in the process of testing all main header risers in all three meter rooms. To date Prestige has completed testing and repairs of all meters in Gas Meter Rooms #1 & #2 and are currently working in Meter Room #3.
- Thus, as of this morning, approximately 90% (160) of all of the meters have been inspected, repaired if necessary and are maintaining pressure.
- The work on the remaining 10% of the meters was continuing today. As soon as 100% of the meters have been tested and are maintaining pressure, Con Ed will be contacted to conduct their final inspection and restore gas to the building.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day.
- Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Friday, August 2, 2013

Emergency Gas Shutdown Update

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- As mentioned in the last update, Prestige is currently working on the installation of new gas piping in the meter rooms. Prestige anticipates completing this work today (08/02/2013).

- Once the repairs on the main header room risers are complete, Prestige will test each individual gas riser to identify any potential leaks. Any leaks that are found will be repaired.
- After all the leaks are fixed, Prestige will conduct a pressure test on the entire building. If we hold pressure, Con Ed will be contacted to conduct their final inspection and restore gas to the building.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that two floors will have their valves turned on each day.
- Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Thursday, July 25, 2013

Emergency Gas Shutdown Update.

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- As mentioned in the last update, Prestige is currently working on the installation of new gas piping in the meter rooms. Prestige anticipates completing this work today.
- Once the repairs on the main header room risers are complete, Prestige will test each individual gas riser to identify any potential leaks. Any leaks that are found will be repaired.
- After all the leaks are fixed, Prestige will conduct a pressure test on the entire building. If we hold pressure, Con Ed will be contacted to conduct their final inspection and restore gas to the building.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that two floors will have their valves turned on each day.
- Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Friday, July 19, 2013

Emergency Gas Shutdown Update.

Please see update below regarding the restoration of gas to our building.

- On July 11th, we received "gas authorization" from the Department of Buildings. Now we are simply waiting for Con-Ed to come to the building to restore the gas.
- Prestige Plumbing has provided Con Ed with all necessary information and paperwork and has been following up with Con-Ed every day in order to expedite this process.
- As soon as we get a date from Con-Ed we will advise everybody immediately.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day.

- Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process

Friday, July 12, 2013

Emergency Gas Shutdown Update.

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- On Thursday, July 11th, 2013 the DOB came to our building for a final inspection. The Department of Buildings approved all work and we passed the pressure test.
- Accordingly, we received **GAS AUTHORIZATION** from the DOB. This constitutes the DOB's approval to turn the gas back on.
- The next step is to have Con-Ed come to the building to physically turn the gas back on. Prestige Plumbing is already communicating with Con-Ed to arrange for this as soon as possible.
- After the main gas line is turned back on, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing.
- It is anticipated that a schedule will be drawn up such that several floors will have their valves turned on each day.
- Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process.

Wednesday, July 3, 2013

Emergency Gas Shutdown Update.

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- Prestige Plumbing and their expeditors have updated all necessary paperwork with the Department of Buildings for final approval. We have been made aware that one update has been approved and we are awaiting approval of the remaining updates. Once we have final approval of all updates, an inspection will be scheduled.
- Prestige Plumbing is working closely with Argo and we are checking several times a day to ensure there are no further delays and will continue to do so until this matter is resolved and a gas authorization is issued.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day. Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

Updates will continue on a weekly basis until the gas has been placed back online. We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Interim Superintendent, Temporary Handyman

As you may be aware, Mr. Eduardo Solano has been hired as the Interim Superintendent for the building. Eduardo trained with Danny for approximately a week, prior to his departure. Danny has also made himself available to Eduardo when needed.

The Board of Directors and Superintendent Committee are reviewing resumes for suitable candidates to interview for the position on a permanent basis. This process will take some time. In any building, the role of the Superintendent is critical and we are making every effort to ensure the potential candidates are the right fit for our building and our very specific needs.

Additionally, the Board has hired a temporary Handyman to assist Eduardo during the summer, to catch up on any and all open items that remain outstanding. Mr. Julian Cerano has filled this position and will be working at the building until mid September. Please join us in welcoming both Eduardo and Julian and please do not hesitate to reach out to them.

In the event of any issues, please contact the Front Desk and generate a work order. Eduardo will be responsible for assigning the task depending on the scope of work. In the event of an emergency during the off hours, please contact Argo's Emergency Phone Service at 212-896-8600. A Manager is on-call every night and on weekends to respond to emergencies when necessary. Thank you all very much.

Friday, June 28, 2013

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- As you are aware, we temporarily replaced the gas fired dryers with electric, due to the shut-down. During the latest gas pressure test, the D.O.B Inspector indicated that the gas piping that services the laundry room must be re-connected, as per code.
- Prestige Plumbing and their expeditor must amend the "Schedule B" to reflect the changes in the gas burning equipment. The "LAA" must also be amended to reflect that the permit is only for the cooking gas to the Superintendent's apartment and not the laundry room
- Once this documentation and filings are amended, a final pressure test and inspection will be completed and the D.O.B. will provide a "Gas Authorization." As soon as the gas authorization has been received, Con Ed will be contacted to restore the gas service at the building.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day. Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.
- Updates will continue on a weekly basis until the gas has been placed back online.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Friday, June 21, 2013

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- Over the past week, our expeditor has met with the Department of Buildings (“DOB”) several times to provide DOB with any additional information that they requested. There are no outstanding issues. All leaks have been repaired, documents submitted, pressure test conducted and passed, and compliance ensured on all requests.
- The D.O.B. Plumbing Division has requested a final visual inspection prior to approval to ensure that the documents submitted coincide with the mechanical layout of the building. This final inspection has been scheduled for Wednesday, June 26, 2013.
- Once this final inspection is concluded, the D.O.B. will provide a “Gas Authorization.” As soon as the gas authorization has been received, Con Ed will be contacted to restore the gas service at the building.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day. Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.
- Updates will continue on a weekly basis until the gas has been placed back online.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Thursday, June 13, 2013

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- Over the past weeks, our expeditor has met with the Department of Buildings (“DOB”) several times to provide DOB with any additional information that they requested. We have provided all of the additional information DOB has requested.
- The D.O.B. Plumbing Division has requested that we do another pressure test of the gas line. That test is scheduled for next Wednesday, June 19, 2013 under the supervision of the DOB. On Monday, June 17, 2013, Prestige Plumbing will conduct an independent pressure test to ensure everything is in order for Wednesday’s “official” test.
- Once the test is concluded, Prestige Plumbing will submit a final inspection document to the D.O.B. and request a “Gas Authorization.” As soon as the gas authorization has been received, Con Ed will be contacted to restore the gas service at the building.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day.
- Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Friday, May 31, 2013

Gas Update Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- Over the past week, our expeditor has met with the Department of Buildings (“DOB”) several times to provide DOB with any additional information that they requested. We have provided all of the information DOB has requested and are now awaiting final approval from the DOB.
- After DOB finishes processing our approval, they will provide us with a “gas authorization” which will allow us to schedule Con-Ed to come back and restore our gas service.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day. Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.
- Updates will continue on a weekly basis until the gas has been placed back online.

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process.

Thursday, May 23, 2013

The National Weather Service has issued a severe storm warning for the area. It is reported that there will be high winds, significant rain and possibly hail.

We are asking all residents that have a balcony or access to the “cat-walk” and store items in these areas, to move any potential object that may become airborne inside to prevent any potential damage or injury.

Please take every precaution to ensure your safety and that of your family. As you may be aware, Argo’s emergency after hour service line is 212-896-8600. If for any reason you have an issue, please call this number and our service will contact Management immediately. Thank you and be safe.

Tuesday, May 21, 2013

Please see update below regarding the gas line repairs. We continue to work on expediting the process of turning on gas for our building:

- We previously received verbal approval from the Department of Buildings (“DOB”) to get the gas back on line. However, since that time, the DOB has requested additional information regarding the initial location of the gas leak. Our expeditor is scheduled to meet with the DOB this coming Friday May, 24, 2013 to provide any additional information that the DOB is asking for, so that we may receive the final authorization to have our gas restored.
- After DOB finishes processing our approval, they will provide us with a “gas authorization” which will allow us to schedule Con-Ed to come back and restore our gas service.
- As a reminder, when gas is restored, the gas valves in each apartment will need to be turned to the "on" position by Prestige Plumbing. It is anticipated that a schedule will be drawn up such that 2 floors will have their valves turned on each day. Please **DO NOT** attempt to turn on gas valves on your own as this represents a potential safety issue.

Updates will continue on a weekly basis until the gas has been placed back online.

Monday, May 20, 2013

We would like to take this opportunity to thank everyone for their patience and cooperation throughout this process. Your cooperation will assist us to expedite this process. As per the accompanying memorandum from Argo, we are sad to announce that Danny Maldonado, our superintendent, has tendered his resignation which will be effective May 28, 2013. The Board would like to thank Danny for his service and dedication to the building and wish him well in his future endeavors.

As part of the process in identifying a new superintendent, we are asking for volunteers to serve on a committee that will be responsible for interviewing prospective candidates, and advising the Board in the selection process. Over the next few weeks, we expect that Argo will identify candidates who will then be interviewed by the committee. The interviews will most likely take place in the evening, so they would require a small investment of time in the evening hours.

If you are interested in joining that committee, please respond via e-mail (overlooktowers@gmail.com) by Tuesday, May 21st. We will announce the composition of the committee shortly thereafter. The Board of Directors and Management regret to inform you that our Superintendent, Mr. Pedro "Danny" Maldonado has tendered his resignation, effective Tuesday, May 28, 2013.

Friday, May 17th, 2013

The Board of Directors and Management would like to thank Danny for his dedicated service to Overlook Towers Corp. and wish him every good fortune in his future endeavors. Please join us in thanking Danny for his time and service. He will be missed.

Argo Real Estate is immediately addressing the situation and we are developing a plan to ensure that the building continues to run smoothly. Additionally, we will begin to interview qualified candidates to fill the vacancy as soon as possible. We are determined to find a candidate that will fit the needs of the building and provide a seamless transition. Management will be involved in every phase of this transition and will work to minimize any potential inconveniences while keeping shareholders informed as the process moves forward.

Friday, May 10th, 2013

The Board of Directors would like to thank all of the shareholders that attended the Annual Shareholder's Meeting yesterday evening. There was a significant attendance and a quorum was achieved. At this meeting, the shareholders nominated and elected three (3) Board Members to serve on the Board. The results of the election are as follows:

Board Member Term

David Crowder-Sklar	2013-2015
Campbell Pryde	2013-2015
Russell McBride	2013-2015

The Board of Directors and Management welcomes Mr. Campbell Pryde to the Board and look forward to working with him as we move forward and work together to improve our building.

Additionally, the Board would like to thank Mr. Morris Whitcup for his tireless efforts in working to

improve the quality of life for all of the shareholders he helped to serve. His knowledge and history served us well and we will continue to rely on Morris when needed.

Many thanks to Ms. Sheryl Isaacs and Mr. Ronald Preston, who served as Inspectors of Election, and helped tally the ballots.