

# Hampshire House



Quarter 4 - 2019 News

# Hampshire House

## Quarter 4 – 2019

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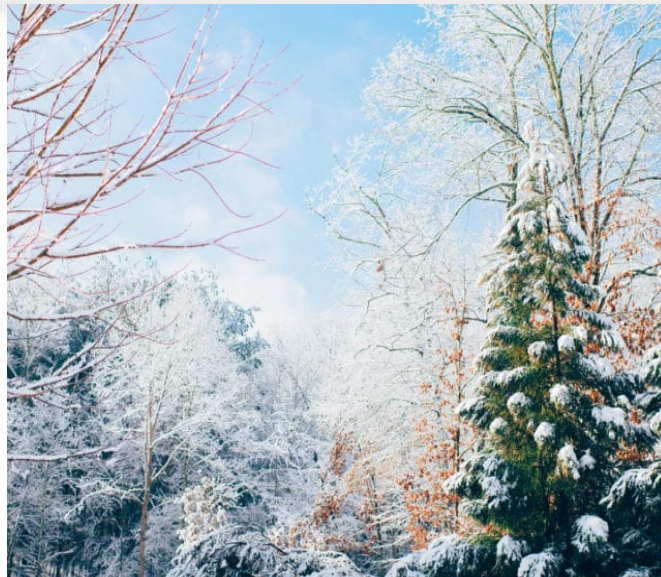
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Happy Winter Solstice!

## Congratulations!

With your help, The Hampshire House has earned EPA's ENERGY STAR for 2019! But, what does that mean, exactly?

### *The mark of efficiency...*

The ENERGY STAR label means that we are an energy-efficient top performer that saves money without sacrificing performance. To be certified as ENERGY STAR, a building must meet strict energy performance standards set by EPA.

### *Certified buildings save...*

ENERGY STAR certified buildings save energy, save money, and help protect the environment by generating fewer greenhouse gas emissions than typical buildings.

To be eligible for ENERGY STAR certification, a building must earn an ENERGY STAR score of 75 or higher, indicating that it performs better than at least 75 percent of similar buildings nationwide. It's an annual certification that must be verified by a third-party engineer. Congrats!



# Hampshire House



Dear Tenant Shareholders:

Happy New Year! 2019 is ending with only a slight chill in the air but no snow on the ground! However, I hope the updates in this letter will warm fellow Tenant Shareholders.

Operating Budget: The operating budget for 2020, approved by the Board of Directors, provides a four percent (4%) increase in maintenance for this coming year. This modest increase will offset the increases in property taxes and union payroll and wages. The Hampshire House continues to meet the criteria specified in the budget for both operating income and expenses, primarily due to other income, and from the flip tax generated by the sale of apartments. The flip tax has been enormously helpful in holding off higher maintenance increases over the past ten years without impacting the level of services that we expect while building the reserve fund.

Energy: You have all seen articles in recent years speaking to the rising costs of heat, light, power, property taxes, and labor costs, and you realize these are the realities of fixed costs in New York City. Projects like our energy conversion will continue to fight against this rising tide of costs, and we have much to be proud of in our recent award of the Energy Star! Turning off air conditioners when you leave home has a remarkably positive effect on the overall operations of the building.

Real Estate: According to a recent NY Times article, the current sales market remained flat with a slight uptick predicted in 2020 - most likely to mirror 2019 in length of time apartments are on the market before closing. Sellers who have priced their apartments appropriately will see quicker results, as this is a buyers' market. Real estate around the park continues to be the most desired in Manhattan. In past years, you have initiated many of our qualified purchasers. As the overall real estate market continues to improve, you may have friends who would be interested in knowing the availability of apartments. Please refer all inquiries to Patrick Lappin in the Executive Office. A listing of available apartments together with a fact sheet will be inserted in your mailbox later this week.

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*Continued...*

Proforma for the Future: In 2020 the board of directors will be building a five-year proforma to bring us into the new decade. There are several critical events, like the expiration of the Exhale lease and the underlying mortgage happening within that time period that will be addressed. As always, the success of these programs depends on your support and participation.

Housekeeping: The removal of the cement that was splashed on the Hampshire House as well as other locations in the area continues. This project is expected to take approximately another 14 months. During this time, there will be pipe scaffolding erected in and around parts of the building. This is necessitated by the Department of Buildings as well as the scope of work. We will keep everyone updated on the progress and the disruptions due to this unfortunate but necessary work.

The Shelter: The proposed opening of a homeless shelter on 58<sup>th</sup> street directly behind the south entrance of the Essex House continues to be successfully thwarted. A group of area tenants and merchants who oppose this installation have formed the West 58<sup>th</sup> street Coalition to act as the umbrella group to represent the surrounding community. To date, we have been successful in our efforts and we have been sending out regular updates by email and our Hampshire House Newsletter ([www.150cps.com](http://www.150cps.com)). An appearance before the Appellate Division judges is scheduled to take place sometime in January.

On behalf of the Board of Directors and Management, we wish all a Happy Healthy & Peaceful New Year!

Warmest regards,

The Hampshire House Board of Directors

Thomas Zarrella  
Board Chairman

Patrick J. Lappin  
Executive Vice President and General Manager

# HH Hampshire House

## Local Events Here Now or Coming Soon!

**Bowie Cello Symphonic:** Radical cellist **Maya Beiser** will debut her immersive performance of **Aura Blackstar: Bowie Cello Symphonic Visualized**. January 10 at 8PM at the Winter Garden at Brookfield Place. This live Bowie Cello Symphonic: Blackstar, is a dramatic reimagining of David Bowie's final album. The album release and performance will take place on January 10 to honor David Bowie's passing on the same date, four years ago. Free and open to the public.



**2020 Annual Art Exhibition & Opening Reception:** All are welcome to enjoy the inspired artwork created by participants of all ages at BPCA's art programs. Meet many of the participating artists, artist/educators who lead the programs, and learn about the upcoming BPCA art programs and events. Art on view: weekdays January 27 – March 27, 2-4pm.



**Winter Jazzfest**, once a one-night show, is now a music marathon across 150 groups of over 600 artists on 20 stages over 10 nights in downtown Manhattan and Brooklyn. The festival's signature multi-artist, multi-venue experience takes place on January 10 and 11 in ten Manhattan venues; and January 17 at five Brooklyn venues. For more info and tickets, visit

<https://www.winterjazzfest.com/2020-tickets>



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## Employee Recognition



### **This Quarter's Anniversaries:**

#### **OCTOBER:**

Noel Mercado	31 years
Lev Kind	24 years
Taoufik Abid	20 years
Anthony Reyes	8 years
Bruce Porter	5 years

## Famous Residents

who played Scarlett O'Hara's younger sister Careen in *Gone With The Wind*, (and daughter of Lillian Mansfield), stayed at the Hampshire House?



In an interview in 1995, Rutherford talks about MGM sending her and her mother on 2-week vacations to see all the latest Broadway plays. MGM put them up at the Hampshire House. Apparently, MGM had a deal with HH - so you may be living in the very apartment that Clark Gable, Gary Cooper, or

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## This and That...



It has been brought to our attention that there have been incidents of residents allowing their dogs to walk in the building off the leash. This represents a safety and liability issue for the corporation and cannot be allowed. Please make sure that your dogs are leashed at all times while in the public spaces of the building. Additionally, dogs are not allowed inside the laundry room and workout room.

Dog walkers who come to the building are precluded from bringing in dogs that belong to non residents as we are not insured for anything that might result from the behavior of a dog that is from outside. If your dog walker has multiple dogs per walk, please advise them to either pick up your dog first or make arrangements to leave the other dogs outside the building while they enter to retrieve or drop off your dog.

Thank you for your cooperation.

## Winter HVAC Care

The best way to protect your thru-wall AC/Heat unit is to install winter boards in the sleeve.

If you spend little or no time in-house during winter then the best bet is to make sure the unit is in the OFF mode.

If you are here during the cold months then the unit must remain ON and in the heat mode

Trouble starts during severe cold snaps when the units are turned on and off trapping condensate in coil and freezing it.

A winter board will protect you from making a mistake during the cold weather.



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**Park View: #602 – 1 Bedroom, 1 bath**

**\$1,600,000**



Sleek, modern, and sunny, renovated Apartment 602 has a gorgeous park view for these spectacular summer days. The large one-bedroom/one bath apartment features a master suite facing the park. The master bath has a soaking tub. A lovely sunken living room also faces the park, and offers ample space for entertaining or simply enjoying the beautiful view. Well priced and in the incomparable Hampshire House, it is located on the highest point of Central Park South.

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Then and now.... Our Lobby! 1995 and 2019

