

HH Hampshire House

Quarter 2 – 2017

In this issue...

CO-OP Admissions CNYC Update -----Page 2

Important Dates-----Page 3

Employee Recognition-----Page 4

Gym Etiquette -----Page 5

Important Telephone Numbers-----Page 5

New to the Neighborhood-----Page 6

Then and Now-----Page 7



SPRING HAS SPRUNG!



CO-OP Admissions Under Attack

Legislation in the NY City Council and the State Legislature currently seek to control the Admissions process in housing cooperatives. CNYC opposes four proposals, which it considers onerous and counter-productive. Far from improving the admissions process, this legislation is most likely to invite endless lawsuits and to discourage individuals from serving on the boards of their cooperatives.

City Council **Intro 1467** and **Albany S.2540/A.7111** seek to impose an impractical one-size-fits-all time frame on the admissions process, with automatic admission of the candidate the consequence of the cooperative missing any step or deadline. If passed, this time frame legislation is more likely to foster rejections than to have any positive affect on the admissions process.

City Council **Intro 1658**, would require boards to give detailed reasons for any rejection, and document its history of acceptances and rejections. The legislation invites brokers to sue for lost commissions and imposes upon the Human Rights Commission the administration and enforcement of this unnecessary law. If passed, this time frame legislation is more likely to foster

rejections than to have any positive affect on the admissions process.

CNYC TO LAWMAKERS:
“COOPERATIVE HOUSING DOESN’T NEED FIXING”
Cooperative housing is a form of home ownership, where a corporation owns the property and residents own shares in that corporation. Time-tested for more than 100 years in New York City, cooperatives provide a wide range of housing options, including affordable home ownership throughout all five boroughs.

Cooperative housing is a form of home ownership, where a corporation owns the property and residents own shares in that corporation. Everyone in a cooperative has common responsibility for the stewardship and management of the building. Decisions are made by a board of directors that is elected democratically by the residents. These board members are volunteers, members of the community that they serve.

The Board must make decisions in the best interests of the cooperative; it has fiduciary responsibility to the shareholders, many of whom may have fixed incomes, etc. A careful admissions process enables cooperative boards to admit to their community new shareholders who understand their responsibilities to the cooperative,

and who demonstrate ability to carry the financial burdens of home ownership. As a clear result of boards exercising their good fiduciary judgment, the percentage of defaults in housing cooperatives during in the housing crisis that beginning in 2008 the percentage of defaults in housing cooperatives was far lower than the rate of defaults and bank foreclosures in other residential forms of home ownership.

Housing cooperatives are subject to all other housing laws and rules including multiple dwelling laws, building codes, health codes and non-discrimination laws. Additional constraints on housing cooperatives are unwarranted and unnecessary. Anti-discrimination laws are currently vigorously enforced by Federal, State and City agencies.

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CNYC urges its members to contact their representatives and ask that they oppose these bills. To find their names and contact information go to www.mygovnyc.org and enter your home address.

HF Hampshire House

Important Dates & Fun Times Around the Corner

May 17, 2017 – **Annual Shareholders Meeting, New York Athletic Club, 5:00 PM**

Local Events:

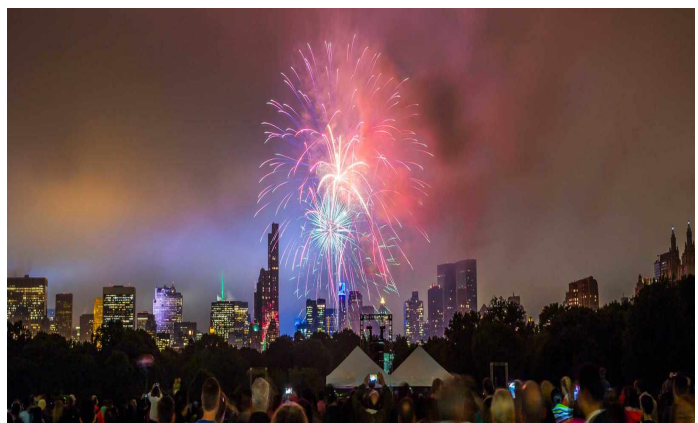
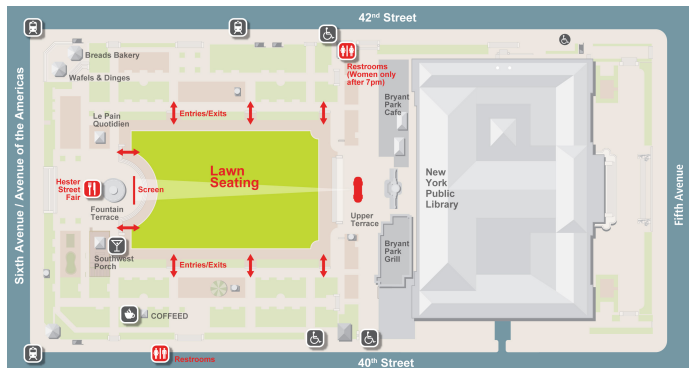
June 14 – **The New York Philharmonic** will perform on the Great Lawn at 8:00PM. For more info, go to:

<https://nyphil.org/concerts-tickets/1617/concerts-in-the-parks-june-14>

June 19 – August 21 – **HBO Bryant Park Summer Film Festival**. See the seating map of the park to the right of this block. For more information, go to:

www.bryantpark.org/plan-your-visit/filmfestival.html

July 16 – **NYC Triathlon**



HH Hampshire House

Employee Recognition

Please remember to congratulate the following dedicated employees for their hard work and anniversaries this quarter!

APRIL

Rose Kalamaris	~ 23 years
Alberto Alvarez	~ 18 years

MAY

Constantin Costello	~ 16 years
Robert Carabello	~ 12 years
Jose Ramos	~ 10 years
Wil Armstrong	~ 3 years

JUNE

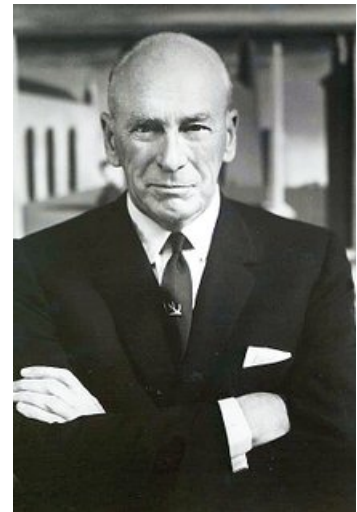
Phillip Babbio	~ 3 years
Joseph Mosca	~ 1 year
Omar Virani	~ 17 years
Yolanda Maldonado	~ 13 years
Omar Canario	~ 9 years



Famous Past Residents

George Abbott was born in Forestville, New York and received his BA from University of Rochester where he wrote his first play, "Perfectly Harmless," for the University Dramatic Club. From there he enjoyed a long career as a popular American theater producer and director, playwright, screenwriter, and film director and producer whose career spanned ninety years!

George also collaborated with greats like Leonard Bernstein and Jerome Robbins for a series of successful shows such as "Billion Dollar Baby," and "High Button Shoes."



In 1965, he introduced Liza Minnelli to the world. She was only 19 years old when he directed her in "Flora, The Red Menace," for which he wrote the book, and Liza won Best Actress Tony.

He lived to 107 years and worked right up until one year before he passed, writing revisions to the "Pajama Game," script. Just a year earlier at 106, he received a standing ovation at the Broadway revival of "Damn Yankees. How fortunate for the Hampshire House to have known him!

Hampshire House

Gym Etiquette

I would like to remind you of a few rules that must be followed to make the gym enjoyable for all our owners and tenants. The gym does not have an attendant so it is up to each user to ensure standards are observed.

The gym is cleaned daily, which includes a thorough mop-down of the floor, mats and equipment. Engineering monitors the white pad for comments or repairs.

The gym is only for the use of owners and tenants and their permitted guests who are staying with them. Friends and family are not permitted unless they are staying overnight with the owner.

Food and drink (other than water) are not permitted in the gym. If you bring a water bottle please be sure to dispose of it in the waste-basket.

Please discard all newspapers and the like in the trash and do not leave them on the machines.

You are responsible to put away all weights or equipment you use.

Please shut off the TV when you have finished your workout, and keep conversations to a low audible level to allow others to work out peacefully. Constant dialogue with your trainer can be distracting.

Please place all towels in the receptacles and do not leave them on the floor, equipment or mats.

Cell phone call are not permitted. If you receive a call kindly retire to the hallway to complete your conversation

No pets are permitted in the gym.

Thank you

Important Telephone Numbers

Patrick Lappin [212-333-6001](tel:212-333-6001) (in house #6001)

Jeannie Orsini [212-333-6022](tel:212-333-6022) (in house #6022)

Wil Armstrong [212-333-6044](tel:212-333-6044) (in house #6044)

Ramy Nasser [212-333-6004](tel:212-333-6004) (in house #6004)

Yolanda Maldonado [212-333-6023](tel:212-333-6023) (in house #6023)

Front Desk [212-333-6000](tel:212-333-6000) (in house #3)

Package Room [212-333-6064](tel:212-333-6064) (in house #5)

Security [212-333-6029](tel:212-333-6029) (in house #1)

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Then and Now....

Central Park Stairs, Then:



Central Park Stairs, Now:

