



HUDSON VIEW WEST CONDOMINIUM

Updates will be forthcoming as developments transpire.

TUESDAY - JANUARY 15, 2002

TO:	ALL UNIT OWNERS AND RESIDENTS OF 300 ALBANY STREET
FROM:	JOSEPH SIMPSON, MANAGEMENT EXECUTIVE
RE:	BUILDING STATUS
A flyer was distributed to all owners' mailboxes yesterday regarding the services the American Red Cross can provide to displaced residents. Representatives will be in the building Tuesday evening, January 15th, and will be back to the building periodically. Also, please find attached the introduction, executive summary, background and findings portion of the exterior air quality test reports. ALC Environmental's report states they conducted testing on November 26, December 4th and December 27, 2001. Copies of the full 152-page report will be available at the front desk for review. <u>Air Quality Test Reports</u> <i>Click on either format to review the report</i>  Adobe Acrobat  Microsoft Word	

THURSDAY - NOVEMBER 29, 2001

TO:	ALL UNIT OWNERS AND RESIDENTS OF 300 ALBANY STREET
FROM:	JOSEPH SIMPSON, MANAGEMENT EXECUTIVE
RE:	BUILDING STATUS
The front entrance canopy, which was destroyed on September 11th, has been replaced with a new canopy. The style is the same as the old one. As an attachment to this web-site update, I have included a copy of FEMA's November Disaster Assistance Guide. The newsletter's contents include important telephone numbers for Federal and State agencies, along with information regarding FEMA guidelines and applications. All past and future web-site entries will be forwarded to all units in hard-copy form, with a cover letter. As always, should you have any questions regarding the foregoing please do not hesitate to call either my assistant Lillian Vargas or myself here at AKAM's offices. The telephone number is 212-986-0001. <u>FEMA NEWSLETTER</u> (www.fema.gov)	

MONDAY - OCTOBER 1, 2001

Clean-Tech is in the process of cleaning the common areas of the building. This week, either Wednesday or Thursday, a scaffold drop will be made on all sides of the building to power wash the exterior of the building. This will include terraces. Therefore, if you have items on your terrace you do not wish to have washed please have them removed prior to Wednesday, October 3rd.

Air Conditioning Units are the owners' responsibility to clean. The cleaning of the unit should be reported as a claim under your Homeowners Insurance Policy. The following three(3) vendors have worked in the building in the past, and will be glad to arrange for the cleaning of the air conditioning unit:

Abbey Air Conditioner: 718-241-6348

Accutemp: 212-921-2544

Dr. Cool: 212-686-0094

Accutemp has offered a \$30.00 discount for all 300 Albany Street Unit Owners. Please ask for Ellen.

An air quality test was performed at the building late last week. Samples were taken from the common areas, areas surrounding the building, and several apartments from the upper, mid and lower floors. Results will be posted on this web site once they are available.

Please be advised that the condominium will not be responsible for contractors hired privately by individuals.

As previously communicated, the Battery Park City Authority approved the building for occupancy on Friday, September 28th. **I would like to advise people looking to reoccupy their apartments, that they should be aware that there is really no food establishments open as of yet.**

Additionally, **no vehicles other than rescue vehicles are being permitted into Battery Park City.** Therefore, you will have to exit at the checkpoint located at West End Avenue and Battery Place each time you come to or leave your apartment. The only other option is to take the ferry. The final checkpoint before you enter the restricted area is located on the corner of Albany Street, there is no way to determine when vehicles will be permitted.

as reported by Joe Simpson

MONDAY - SEPTEMBER 24, 2001

This morning, 8:30 A.M., Monday, September 24, 2001, management met at the building with a representative of Thorton & Tomasetti, a structural engineering firm to ascertain whether the building is structurally sound for occupying. Also present at the meeting were representatives of Clean Tech, an emergency cleaning service, who will begin cleaning the common areas of the building tomorrow. This will include the terraces as well as power-washing the exterior of the building. Leardon Boiler also was at the building, as the boiler was down and in need of service. Serge Elevator will be at the building tomorrow as one of the elevator cars is still down.

It is anticipated that the common areas of the building will be cleaned completely by Thursday or Friday and the report from the engineer will be prepared and received by management by Wednesday. Should the report come back favorable, the building could be occupied by as early as Friday or Monday. By logging onto the Battery Park City web-site, www.batteryparkcityonline.com, you can see that many of the buildings in Battery Park City have already opened, and four more on Rector Place, Rector Street and South End Avenue will be opening this week. Hudson View is one of three(3) buildings, which has not yet been cleared by the city for occupancy. The other two are The Gateway and Parc Place. This office called the Office of Emergency Management, The Department of Buildings and the New York City Police, and none of these agencies could supply us with an answer as to when we could expect the city to allow residents back in the building to live. The telephone number on the Battery Park web site is 646-756-3106. The Office of Emergency Management's number is 646-756-3024 or 3021. This office will continue to call these offices on a daily basis for updates. Any new information will be immediately posted on this web site.

Unit Owners who are need of a cleaning service can contact the contractor retained by the building for the common areas. They are Clean Tech and can be reached at 212-619-7600. Ask for Mr. Christopher Minker.

PLEASE NOTE: LATE THIS AFTERNOON WE WERE INFORMED THAT RESIDENTS WILL BE ABLE TO REOCCUPY THEIR UNITS AS OF FRIDAY - SEPTEMBER 28TH.

AKAM WILL CONTINUE TO UPDATE YOU AS INFORMATION BECOMES AVAILABLE.

ALSO CHECK THE BATTERY PARK CITY WEBSITE AT:
[Http://batteryparkcityonline.com](http://batteryparkcityonline.com)

reported by: Joe Simpson

TUESDAY - SEPTEMBER 18, 2001

We have been advised that the building's electrical and gas services have been restored.

The boiler is not operable as of yet.

Residents are not permitted to occupy their apartment as the building has not obtained clearance from the Department of Buildings.

As a reminder please follow the directions below to gain access to your apartment.

reported by: Joe Simpson

MONDAY - SEPTEMBER 17, 2001

TO:	UNIT OWNERS AND RESIDENTS OF 300 ALBANY STREET
FROM:	JOSEPH SIMPSON, MANAGEMENT EXECUTIVE
RE:	BUILDING CONDITION
Today, September 17, 2001, my associate Doug Weinstein and I were able to gain access to the building. All residents who wish to get their belongings out of the apartment can do so by following the procedures stated below:	
	Take the 4 or 5 train to the Bowling Green stop. Get off and head towards the Hudson River then continue straight down Battery Place. You'll be at a National Guard checkpoint. At the checkpoint you will see signs indicating your street. Go to the Albany Street sign. You then must provide identification that you are a resident. You will then be escorted by a police officer to the building. You will have 15 minutes to enter your apartment, get your belongings, and leave the premises.
The superintendent, Ray Perez, as well as other staff members are present at the building between the hours of 9-5 PM.	
If you need to contact Ray, please call his cell phone at (917) 517-7360.	
<u>If you decide to go to the apartment, please be sure to shut off all faucets and turn off all electrical appliances.</u>	

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