



## **NEWSLETTER FOR THE TENANTS OF 2165 CHATTERTON AVENUE**

We hope that you are enjoying the summer season. We also hope that you are finding the new doors both pleasing to the eye and more substantial than the old door system. We have received many favorable comments about the new video intercom system as well. Everyone we have spoken with has expressed the feeling that the video screens are very informative and helpful.

We have also just completed the installation of the new video security system. You may have noticed cameras in various locations. We have numerous cameras monitoring both the inside and the outside of the building. The cameras are able to show the interior of the lobby vestibule as well as the main lobby area, many of the stairwells, the interior of the elevator, some of the floor landings, the laundry room, the basement, the Castle Hill Area in front of the stores as well as the sidewalk and entrances on Chatterton Avenue. Everything the cameras see is recorded on a very hi-tech digital recording system that is capable of showing date, time and faces for a period of months. In cooperation with the **43<sup>rd</sup> Precinct**, we expect this to substantially increase the security of the building. At the moment we are also able to monitor these cameras and the historical data both on site and remotely from various computer stations. We are working on a system that will enable you to go to [www.bicoastalapartments.com](http://www.bicoastalapartments.com) and see some of the "live" video.

### **IMPROVEMENTS COMING SOON**

We expect that by the end of the summer season the remodeled elevator will be completed. We think that you will be very pleased with the results. The new elevator décor will be very aesthetically pleasing as well as quite functional. In addition, we are in the process of arranging to have the lobby ceiling cleaned and repaired where necessary and repainting all halls in the building as well as the lobby walls. We will be changing the lighting throughout the building so that the vestibule, lobby and hallways are brighter and the fixtures more stylish. We will be attempting to restore the lobby marble and to refinish the floors to even a higher quality look.

Additionally we will be doing tile and marble work around the new doors to insure that the overall look is both pleasing to the eye and functional. This work will take time and we are trying to arrange it in such a way that there will be as little disruption to everyone as possible. We believe everyone will be pleased with the results.

We will keep you informed as these projects progress.

## **LAUNDRY ROOM**

We hope that you are enjoying the facilities of the new laundry room and encourage any of you that have not tried it out to please do so. If you have any suggestions to improve this facility, please do not hesitate to contact us.

## **RENOVATED APARTMENTS**

As you are aware, as apartments are vacated we totally renovate them. The renovations include totally rebuilding the kitchens and bathrooms. In the bathrooms we install all new plumbing, new tile walls and floors, new tubs, new medicine chests placed over new pedestal sinks as well as a new toilet. In the kitchen the cabinets are all replaced using oak wood cabinets and new appliances together with a dishwasher are installed. The amount of cabinet space is vastly increased. The counter tops have a granite look and the floors and splash back areas are covered with ceramic tile. In addition, all walls are "skim coated" so they are as smooth as possible; doors are sanded so they fit properly and all door knobs and lighting fixtures are replaced. In some cases we open up doorways into the living room and kitchens so they are bigger and more useable. All hardwood floors are repaired, sanded and refinished. If you have internet access you can see the results at [www.bicoastalapartments.com](http://www.bicoastalapartments.com).

## **AVAILABLE APARTMENTS**

From time to time we have renovated apartments available. If you would like to move from a smaller to a larger apartment or would just like to move into a completely renovated apartment, let us know and we certainly will try to accommodate you. We anticipate having a renovated one bedroom apartment available September 1<sup>st</sup>. In addition we may also be getting a two bedroom apartment as well within the next 30 to 60 days. We encourage people to stay in the building and will give preferential treatment to existing tenants. If you have friends or relatives who are looking for apartments, please have them call us and use your name. Again we prefer to rent by recommendation.

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