



NEWSLETTER FOR THE TENANTS OF 2165 CHATTERTON AVENUE

We would like to wish you all a very Happy and Healthy Holiday Season. We appreciated your cooperation in helping us in upgrading your building. We are sure many of you have met the new families that have been moving in. We would like to again welcome you and thank you for choosing to live at Chatterton Avenue. We hope you are enjoying your new homes and will continue to do so for many years.

IMPROVEMENTS COMING SOON

We would like to review with you some of our plans which we hope to begin within the next few months. We are in the process of finalizing the plans for the elevator renovation. We realize that this is a major eyesore and in fact our Superintendent, Jose, has taken it upon himself to try to freshen up the elevator for the holiday season. We appreciate his efforts in this area and recognize his devotion to making the building a nicer place to come home to. We anticipate completely redoing the elevator, from floor to ceiling with a décor that matches the rest of the building. 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 is possible. We believe everyone will be pleased with the results.

We also anticipate repainting all of the halls in the building using a lighter, more aesthetically pleasing color than has been used in the past. In addition we anticipate retouching, painting and cleaning the lobby to bring it back to its original luster. In connection with this repainting, we also anticipate having the floors in the entire building stripped and polished in the hope of bringing back the finish that they had when they were installed.

In connection with the restoration of the lobby, we anticipate replacing both the interior and exterior doors and opening up the area above the doors with a glass transom which will allow more light into the entranceway. The doors that we are contemplating are quite impressive looking and will certainly be a vast improvement.

Lastly, we anticipate installing a new video intercom system in the building. This system will enable you to view, in your apartment, through a video screen that is attached to a telephone type device, who is at the entranceway of the building. You will no longer have to blindly "buzz" someone in. This installation, in combination with the new doors, should enhance the security of the building. In addition, we are installing a Video monitoring system with cameras covering the inside of the lobby, the elevator, the laundry room and the outside of the building. This will be a state of the art system that will be recording everything that happens for approximately 30 days at a time. It will be capable of being monitored locally as well as remotely.

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 maybe aware, we have renovated over 15% of the apartments in the building to date. These renovations include totally demolishing the kitchen and bathrooms and rebuilding them with new plumbing, new tile walls and floors in the bathroom, a new tub, all new walls, a new medicine chest placed over a new pedestal sink as well as a new toilet. The kitchen cabinets are all replaced using wood cabinets and new appliances together with a dishwasher. 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 wooden floors are sanded and refinished. Any damaged areas are also repaired. If you would like to see the work, please call our office and we will make arrangements for you to view a completed unit. You can also see the results if you have internet access at www.brklynlaw.com/chat .

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 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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