



Cooling Tower Update



After last summer's deadly outbreak Legionnaire's Disease resulting from contaminated cooling towers, the City and State announced strict regulations for registering, inspecting and cleaning all cooling towers. In the Fall, there was another outbreak of contamination, this time in nearly a dozen cooling towers in the Bronx that had been treated and tested just one month before.

While the final regulations have not been issued, regular testing and maintenance will be required in addition to online registration of all cooling towers. Your manager will be sure that your property is in compliance with these new regulations, in order to prevent fines and violations, and to protect the health and safety of all residents.

**SIGN UP FOR
ONLINE PAYMENT & E-BILLING**

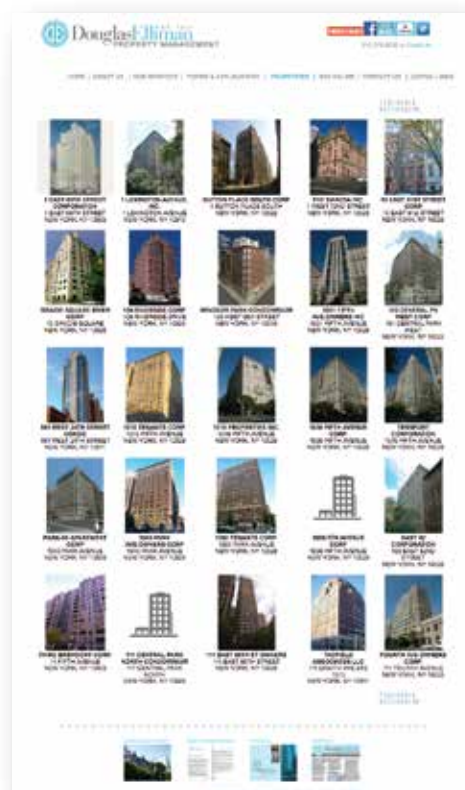
And be entered to win a

\$100 Gift Card!

bit.ly/1ZnrjC2

DEPM Website Update

In our continuing efforts to provide helpful and user-friendly online information through our website EllimanPM.com, we have added some new features to improve your experience. Our new Properties section lists all 350 properties in our management portfolio,



featuring photos and links to complete background and contact information for each one of them. Just click on the building and you will be taken to an information page with names, phone numbers and email addresses of everyone who works with that property.

We also have a new Mortgage service association with Citizens Bank, which streamlines the process for mortgage applications, and also offers an application discount. Click the DE Mortgage link at the bottom of any page of our website for more information.

In addition, we have updated our Pay Online portal, and encourage all residents to sign up for online payments and e-billing. As an extra incentive to choose this easy payment option, everyone who is signed up for online pay and e-billing will be entered into a drawing to win a \$100 gift card, as our New Year's Thanks. ❖

Important Phone Numbers and Useful Websites

Emergencies...911

NYC Non-Emergency Information...**311**
Crime Stoppers...**800-577-TIPS (8477)**
Terrorism Hot-Line...**888-NYC-SAFE**
NYPD Switchboard...**646-610-5000**

**Fire Department General Number...
718-999-2000**

**Con Ed...1-800-75-CONED
(1-800-752-6633)**

National Grid...718-643-4050

**American Red Cross...877-733-2767
redcross.org/ny/new-york**

**Official NYC Website...nyc.gov
Department of Buildings...nyc.gov/DEP**

Fire Department...FDNY.com

Police Department...nyc.gov/NYPD

FEMA...fema.gov

**Douglas Elliman Property Management
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Winter 2016 Residents Newsletter

published by
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improve your building, special offers,
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Heat Season Reminders



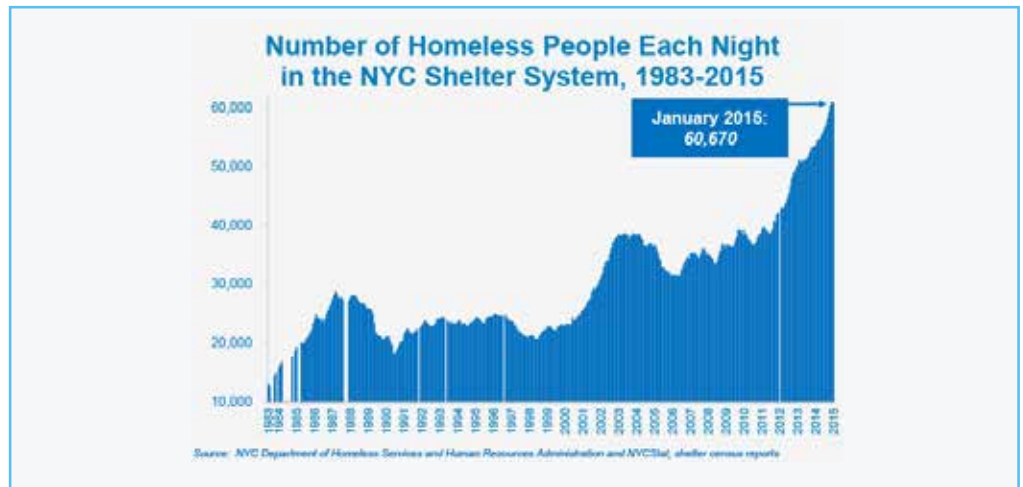
- Secure all items on terraces and balconies and immobilize them in the event of a wind storm
- Remove A/C units from windows, or install A/C insulated covers
- Check on windows and consider weatherstripping to prevent drafts
- Be aware of any elderly or handicapped neighbors who might need assistance in cold snaps or storms

Homelessness In New York City

Homelessness in New York City seems to be a growing problem once again, and as the weather gets cold, the situation becomes more dire for those on the streets. Following are tips from the City about whom to contact to report a homeless person who is creating a hazard to themselves or others, or establishing an encampment near your home or office. Your local police precinct should respond. Call 911 if you see a homeless person who is:

- Ill outside during a cold weather emergency
- Blocking a sidewalk or ATM
- Outstretched or sleeping in a subway, on the tracks, or in any MTA area
- Creating a danger to themselves or others

If the situation is not an emergency but needs to be addressed, call 311 or text 311-692, to reach NYC's helpline. ❖



Window Guards Deadline Feb. 15th

NYC law requires the installation of proper window guards in all buildings of three or more apartments in units where a child age ten or younger resides. Residents must complete the City's Window Guard form by February 15th and return it to their managing agent as instructed. All residents should have received the form with instructions from their building manager, but can view and download the form at bit.ly/windowguard if need be. ❖



Co-op/Condo Tax Abatement Deadline

Apartment owners who purchased a co-op or condo in 2015, or whose primary residence status has changed, can apply for various abatements and exemptions until March 15, 2016 for the coming tax year. Visit nyc.gov/ccabatements for details on eligibility and to download the application. ❖