



PROPERTY MANAGEMENT POINTERS

April

2006

Strike Preparedness

The contract between owners and operators of residential buildings and Local 32BJ of the Service Employees International Union will expire on April 20, 2006. Because a building's safety and security are paramount to us, we at Wentworth Property Management recently attended a seminar, presented by the New York Association of Realty Managers (NYARM), detailing the possibility of a union strike, and preparing for such an eventuality.

The Realty Advisory Board (RAB), which represents all New York City owners in these negotiations, feels that the two sides are far apart, and that all buildings employing 32BJ union members must be prepared for a strike. The RAB has prepared an excellent Set of Guidelines for all of us to follow, and we suggest that your board request these Guidelines from your Property Management Executive.

Security is the most important issue during a building employee strike, and we at Wentworth are currently making sure that each of our doorman buildings has a round-the-clock security guard ready to work in the case of a strike. We suggest that all buildings come up with a specific list of who can gain access to your property, and make alternative arrangements for staffing in the event of a strike.

Buildings that may be affected by a strike should consider getting a fuel delivery before April 20th; making sure that all work on your building, and in individual apartments, ceases on or before that date; hiring someone, or arranging for a team of volunteers to take out the garbage, run the elevators, receive packages and deliveries, distribute mail and keep the building clean.

We urge you to pay attention to all communications you receive regarding this possible strike, and to encourage everyone in your building to pull together during this difficult time. We will be contacting all of our client properties shortly to go over strike preparation specifics for their buildings. As always, do not hesitate to call our President, Jonathan Klein, directly at (718) 332-0777 to discuss strike preparations, and to help keep your building running safely and smoothly under these difficult circumstances.

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