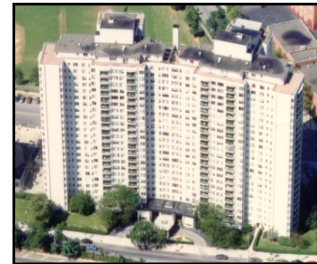




“...If you’ve got a rich imagination, give it a whirl, give it a try...”  
—Frank Loesser

# The Whitehall **WHIRL**



3333 Henry Hudson Parkway  
Riverdale, NY 10463

**AN INFORMAL NEWSLETTER FOR ALL RESIDENTS OF THE WHITEHALL  
SPRING 2016** **ISSUE NO. 39**

## **TEMPORARY SEATING AREA TO OPEN ON POOL DECK AS GREEN ROOF PREP EFFORTS GO ON**



**As of May 2016:** Overhead view of the Whitehall pool deck shows initial waterproofing membrane installation complete and second membrane layer (in white) already in place over the south end of the deck, directly above the school annex. Arrow shows approximate location of a temporary sunbathing deck which is planned to open for the 2016 summer season, weather and construction schedules permitting. The temporary deck will be large enough to accommodate a number of lounge chairs and/or umbrella tables. Green roof construction will be ongoing during the season and if all goes according to plan, completion is anticipated prior to year’s end.

The transformation of the Whitehall pool deck into a state-of-the-art green roof is continuing, but, before the new construction can proceed full-steam-ahead, the building first needs to come into compliance with current New York City building codes, some of which may have not even been in effect when the Whitehall first opened in 1970. Whitehall management and our architectural and engineering team is working with the city to come up with “fixes” that will clear the red-tape logjam, but it is having the effect of delaying the full opening of the new green roof to beyond the summer 2016 season. *Continued on page 2*

## **BOARD NAMES NEW VP TO FILL VACANCY SETS ANNUAL MEETING DATE FOR JUNE 15th**

At its March 2015 meeting, the Board of Directors voted unanimously to appoint longtime resident and shareholder Rosemary Ginty as a Vice President and Director. She replaces Phil Pollack, who has served on the Board of Directors for nearly 10 years, and who recently resigned his post due to medical reasons. Mr. Pollack will continue participating in the Health Club committee, and is also assisting in the development and ongoing maintenance of The Whitehall’s newly-relaunched website. (Profile articles about both Rosemary Ginty and Phil Pollack appear elsewhere in this issue.)

Also at the March Board meeting, the date for the next annual shareholders meeting and Board of Directors election was set. The meeting will be held on Wednesday, June 15, 2016 at 8pm in the Club Ballroom. Official meeting notices and election proxies and nominating information will be distributed to all shareholders approximately one month prior to the annual meeting and election date. **w**

### **KEY PHONE NUMBERS**

Office/Garage.....718-796-3383  
Front Desk.....718-548-7522  
Club.....718-796-2100

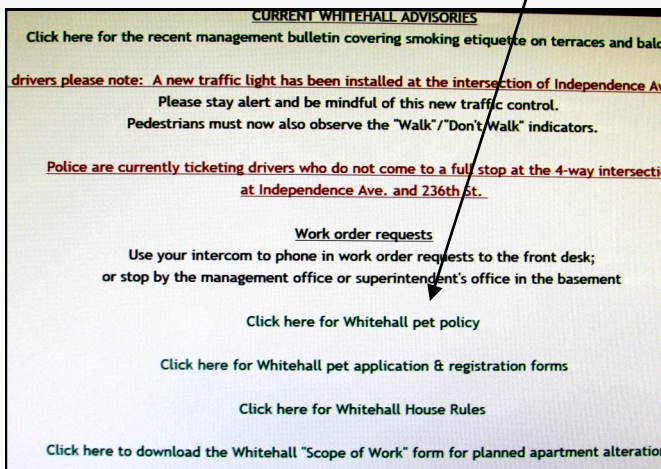
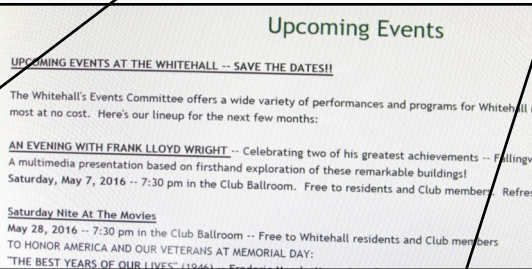




**WHITEHALL RE-LAUNCHES WEBSITE WITH MANY NEW FEATURES, AND PASSWORD-PROTECTED PAGES EXCLUSIVELY FOR RESIDENTS**

The Whitehall's official website, [www.3333whitehall.com](http://www.3333whitehall.com), has been totally revamped and designed to be extraordinarily interactive, and of far more value to residents and anyone in the general public looking for more information about the building. Included in the new features is a frequently updated list of Whitehall apartments for sale and rental, available by clicking on an "On the Market" button available on the home page, and also as a sub-menu under the general "residences" menu. In addition, site visitors can get a list of all upcoming events here by clicking on an "Upcoming Events" button on the home page. By clicking on the "What's New" home page button, site visitors can upload a news release announcing the signing of the long-term lease for the school annex with Bright Horizons, a world-wide leader in early childhood daycare solutions, or get a pdf file of the current issue of *The Whitehall Whirl*.

Whitehall residents can access a special password-protected page which provides updated advisories on work projects now underway that could affect normal build-



**CURRENT WHITEHALL ADVISORIES**  
 Click here for the recent management bulletin covering smoking etiquette on terraces and balconies.  
**drivers please note: A new traffic light has been installed at the intersection of Independence Ave.**  
 Please stay alert and be mindful of this new traffic control.  
 Pedestrians must now also observe the "Walk"/"Don't Walk" indicators.  
**Police are currently ticketing drivers who do not come to a full stop at the 4-way intersection at Independence Ave. and 236th St.**  
**Work order requests**  
 Use your intercom to phone in work order requests to the front desk; or stop by the management office or superintendent's office in the basement  
 Click here for Whitehall pet policy  
 Click here for Whitehall pet application & registration forms  
 Click here for Whitehall House Rules  
 Click here to download the Whitehall "Scope of Work" form for planned apartment alterations

ing operations. In addition, the "Residents" page also offers links to the Whitehall's Official House Rules, Pet Policy, and download options to print out pet application forms as well as alteration agreement forms.

**"Professionals Directory"**  
 One of the new features on the Residents page is a steadily-growing "Whitehall Professionals Directory," a category listing of Whitehall professionals from medical specialists to financial services providers who wish to offer their services to Whitehall residents. The listing includes both professionals who have offices in the Whitehall lobby or medical wing, as well as business professionals who are simply fellow residents here.

The revamped Whitehall website is being monitored and updated as needed on virtually a daily basis. New interactive functions, such as a blog-like feature and email blast function for prioritized building-wide announcements are among other possible new components. Residents are encouraged to bookmark the website and refer to it frequently. For more information, contact the mgmt. office.

## ROSEMARY GINTY, OUR NEWEST BOARD OF DIRECTORS MEMBER, KNOWS A THING OR THREE ABOUT PUBLIC SERVICE

In December 1989, at the end of Ed Koch's third term as Mayor of New York, the *New York Times* paid tribute to his team of administrative superstars in an editorial entitled "Official Thanks." The Times said that "he (Koch) brought to city government some of the finest public officials ever to serve New York." And Rosemary Ginty, who by that time was already a Whitehall resident for 5 years, was singled out for special mention. The editorial noted that Rosemary "lobbied fiercely for the Administration during her many years as Director of Intergovernmental Relations."

For Rosemary Ginty, born in The Bronx, the daughter of immigrants from Ireland, her life story all comes down to "service," or *serviam*, as it was drilled into her by the Nuns at the Academy of Mt. St. Ursula in the Bedford Park section of the Bronx. Rosemary's mother also played a role, insisting that she volunteer as a "candy striper" at Schervier Nursing Home here in Riverdale, feeding and assisting the senior citizens at the facility, even though she had to take 3 buses to get there. It was her experience at Schervier that introduced her to Riverdale, and after working in the area both before and after her college over a total of 4 years, she fell in love with the neighborhood.

Riverdale was a long way from where Rosemary's parents met at a dance in the Yorkville section of Manhattan's upper east side, and even longer away from where they both were born in Ireland. Here in America, her parents fell into traditional occupations. Her mother worked as a maid for the prominent

Belding family in Manhattan. Her father, who served under Gen. George Patton in WWII, worked as a bus driver, a candy store owner, and for a time as a superintendent at a building at 187th St. and Tiebout Ave. in the East Bronx. Fortunately, Rosemary had the smarts, the ambition and the parental push to aim far higher, earning a BA in History at Fordham University in 1969, a Masters in Urban Planning at Hunter College in 1971, and finally a JD degree from Brooklyn Law School in 1983.

These academic credentials propelled her into government, where she started her career as an urban planner, and counts as one of her accomplishments the preservation of the greenbelt in Riverdale, as part of the "special zoning district" approach. In October 1976, NYC Comptroller

Harrison J. Goldin asked her to join his staff to analyze urban planning proposals for the Board of Estimate. While working as a local area planner at the Department of City Planning, she served with Charles Moerdler (father of Whitehall Board President Jeff Moerdler), who was the chair of the Community Planning Board at that time, and is still active in city government.

In March 1982, Mayor Edward I. Koch asked her to join his administration as the Mayor's Representative to the Board of Estimate. She ultimately rose to become Chairperson of the Board, and later was appointed by Koch to be the city's Director of Intergovernmental Relations, supervising the city's relations with the state and federal government. In January 1989, after 7 years



*"How'm I doing?!" A team player all the way, Rosemary Ginty (right) accompanies Mayor Ed Koch at a St. Patrick's Day Parade up 5th Avenue during his tenure. Notice that she's in the Koch team uniform of a white cable-knit turtle neck sweater.*



*Rosemary Ginty re-connects with her political lodestar, Ed Koch, at one of the many birthday celebrations held for him after he left office. She felt that he was totally devoted to New York City, and in her life and public career, she has acted alike.*

with the Koch administration, Rosemary Ginty joined the first of several law firms where she counseled private businesses and non-profit institutions in federal, state and local government matters. In October 2003, she joined the New York Botanical Garden as Associate Vice President for Government and Community Relations, with the job including fundraising at all levels of government. In 2008, Rosemary became the first Executive Director of the newly organized Catholic Community Relations Council, formed by the Archdiocese of New York and the Diocese of Brooklyn during the reigns of Cardinal Edward Egan and Cardinal Timothy Dolan, to promote and participate in a range of public policy issues including education, housing, real property and human services. One of her biggest challenges at that time was dealing with the city's landmarks commission, which made it difficult to sell off church properties because of repair requirements for landmark buildings. She held that position until her retirement in October 2012...But even before her retirement, she was appointed by the Bronx Borough President to be a member of Community Board #8, and is currently Vice Chair, where in her words, she "has to look at everything to improve the quality of life in the community."

***A world traveler par extraordinaire***

So with all of this experience and natural gravitation toward service, it's not a surprise that when a vacancy opened up on The Whitehall's Board of Directors, Rosemary Ginty was the unanimous choice of the Board to fill that slot and become our newest VP. And there is every expectation that this over-achieving lady will be running with the rest of the resident Directors for a full term at the June 2016 Annual Shareholders Meeting. It hasn't all been work-work-work for Rosemary Ginty, though. All along, her hobby has been travel, and during her lifetime she has climbed some of the Himalayas, been through Tibet, climbed Mt. Kilimanjaro, hiked the Inca trail to Macchu Picchu, visited the Galapagos, and made 4 trips each to the Amazon and Alaska. The lady gets around!



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**BOOK CLUB  
AT  
THE WHITEHALL**



Generally meets the last Thursday of each month at 7:30 pm in the Club Card Room. Check flyer posted in Health Club Lobby for next meeting date and Title and Author of selected book.

**WHITEHALL  
WISDOM**

**"Why not go out on a limb? That's where the fruit is."**

**— Mark Twain**

## **PHIL POLLACK EXITS BOARD OF DIRECTORS, CITING HEALTH ISSUES; PLANS TO KEEP ACTIVE ON HEALTH CLUB & WEBSITE COMMITTEES**

The Whitehall has been fortunate in that it has always had remarkably dedicated individuals to serve on the Board of Directors or tackle big challenges as committee chairs or members. Our building has been doubly lucky with Phil Pollack, a Whitehall resident since 1979 and a Vice President and Director since 2007, who has also served on two key building committees all that time — the Health Club committee (which he chairs) and the Whitehall website committee.

In January, Phil Pollack notified the Board that he was resigning his office due to medical issues, primarily complications from long-running back and spinal problems that have limited his mobility. So, for Phil, resigning from the Board became a simple although gut-wrenching decision: “When you’re physically not able to do what you had done before, you’re not able to deliver your best performance, and it’s time to go,” he says. But, while Phil Pollack has stepped down from the Board, it’s a measure of the man that he still intends to keep serving the building, as chairperson of the Health Club committee, and assisting in the development and ongoing maintenance of our newly-re-launched web site. Both of these activities can largely be handled right from his apartment. One regret is that he will not be as involved as he has been in development of our new green roof.

Phil Pollack first came to the Board of Directors in a time of great turmoil in the building. A new superintendent replacing the long time super who had been pressured into retiring, had created high levels of friction between the rank-and-file staff, building management and the Board of Directors. Phil was able to parlay his long tenure in The Whitehall by functioning as a liaison between the staff and the Board/Management. He earned the respect of the men and says with some pride that staff members still come up to see him when they have issues that are difficult to resolve. Even though he’s off the Board, you can be sure that Phil’s



*Today, Phil's most important constituency is his two grandchildren, courtesy of his daughter Hallie and her husband Nir, who live nearby.*



*Tina and Phil Pollack, in a photo taken around the time Phil first joined the Board of Directors in 2007.*

door will always be open to staff members who need to discuss their issues and grievances with someone they trust. Phil also served on the Security Committee and helped develop the building’s new pet policy.

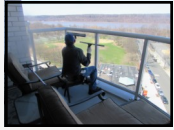
Phil Pollack, a native of Teaneck, NJ, has got to be something of a record-holder: He has lived his entire married life as a resident of The Whitehall. He married his wife Tina, a Bronxite, in 1979 and they immediately moved here as renters in a “T” line apartment. In 1982, they moved to a “Y” apartment and subsequently moved to 6S, a 3-bedroom apartment, as their family started to grow. When the building went co-op, the Pollack’s purchased 6S and the adjoining 6R apartment, where they still reside today. Phil had a career as a consultant, drawing on his college major of “Economic Geography” at the University of Toledo. Phil and Tina met when both worked at Allied Stores Corp. (Stern’s, Gertz, Jordan Marsh) right out of college. As Phil explains it, “we worked on the same floor, but on opposite sides.” Like the saying goes, “opposites actually do attract.” While Phil is now retired from his consulting business, Tina is still going strong, working in IT for Montefiore Hospital at an off-site facility in Yonkers, following a long career at Reader’s Digest, where, Phil says, she ran a department with up to 19 people reporting to her.

Nowadays, Phil gets to spend more time with his grandchildren and his three children, Hallie, Joel and Scott, all of whom live nearby. He also still likes to do a lot of the family cooking, and you know he can be counted on to stay involved with everything that’s going on here. **w**

**ON THE JOB AT THE WHITEHALL —**

**HIS VERSION OF “WINDOWS” IS ALWAYS  
“CRYSTAL CLEAR”**

Some presidential candidates are fond of telling their base that “the American Dream is dead.” But don’t tell that to Teofilo Rodriguez. Fact is, Teofilo Rodriguez is one proud and happy man. As one of the Whitehall’s approved window cleaners, who maintain specified levels of liability insurance, the 55 year-old native of the Dominican Republic has more than 20 customers here, and estimates that he is



working in the building about 5 times a month — or about once a week. But, while The Whitehall is an important account for Teo, it’s only part of the story. His company, Crystal

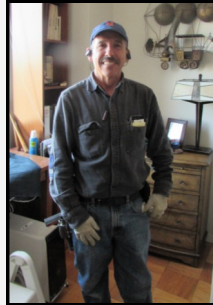
Clear Cleaning TR, works all over the city, tending to windows, carpets and canopies. The firm does high-pressure washing on sidewalks and front walls, and does both commercial and residential work. In fact, it’s the commercial contract work, primarily retail store window washing, that keeps Rodriguez & Co. busy during the coldest months of the year, when many of his residential customers are not overly concerned about keeping their windows clean.



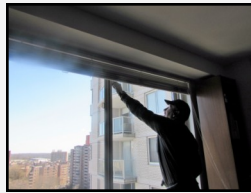
Mr. Rodriguez has built a full life since emigrating here with his family in 1978. And he would be the first to say that he is indeed living the American dream. He lives with his wife (who does office cleaning), a 21 year-old daughter (a 26 year-old daughter is now in Sunny-side, Queens) and a cat in a private house in

At the drop of a hat, he will show you pictures of his house, his family, and his cat. He will also show you a yellowed clipping (see left) of a New York Times story dated November 15, 1984 when he was sworn in as a citizen of the U.S. What made Teo’s naturalization worthy of newspaper and later TV coverage was the fact that he alone brought a small American flag to the ceremony, and held it throughout. It is now customary for newly-minted citizens to be issued an American flag at their oath-taking ceremony — all thanks to Teo Rodriguez!

Now that Teofilo Rodriguez lives in Queens, he is a dedicated Mets fan, always wearing a Mets cap on the job. Here too another stroke of luck: Teo’s brother-in-law actually works at Citi Field, and gets him into more than a few games. In fact, it was this same brother-in-law who actually started the window-cleaning business, but Teo purchased it in 1978, and he has grown it since. Working all over the city, Rodriguez is proud to talk about some of his ultra-wealthy Fifth Ave. clients. One is an art collector whose apartment looks like a museum gallery and (here Mr. Rodriguez pulls out his smart phone and scrolls through photos he took) in the apartment are priceless Cezanne’s, Monet’s, and (inset) a signed self-portrait of a young Henri Matisse. [w](#)



Teo Rodriguez



**COMING EVENTS!**

**.Saturday Nite  
At the Movies**

**“Currents & Classics”**

**ON OUR BIG SCREEN!**

**DIRECTED BY THE GREAT**

**WILLIAM WYLER**

**MEMORIAL DAY WEEKEND:**

Saturday, May 28, 2016

7:30pm in the Club Ballroom

**“The Best Years of Our Lives”**

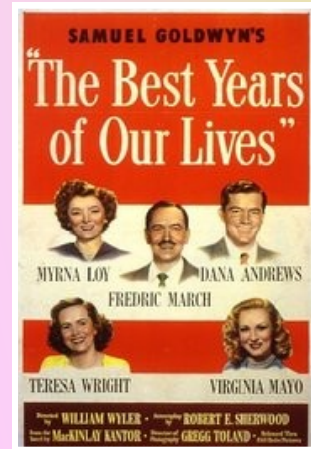
**(Best Picture Oscar 1946)**

Starring Frederic March,

Myrna Loy, Dana Andrews,

Teresa Wright, Harold Russell

(see flyer for more details)



**Saturday, June 11, 2016**

**8 pm in the Club Ballroom**

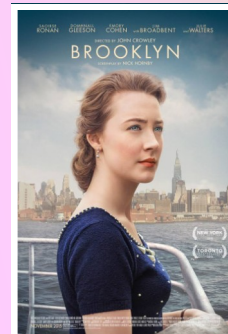
**“BROOKLYN”**

**(2015)**

**Academy Award Nominations for**

**Best Picture, Best Actress, Best**

**Adapted Screenplay**



# WHITEHALL RESIDENTS WHO MAY BE TRAVELING OR DISABLED SHOULD PLAN **NOW** TO GET ABSENTEE BALLOTS FOR 2016 GENERAL ELECTION

For anyone following the news, the upcoming 2016 Presidential election in November may well be one of the most fateful in our lifetimes. Accordingly, we are offering Whitehall residents who would like their votes to be counted, but who may be physically unable to vote at local polling places or who may be traveling or residing out of state on election day (Nov. 8, 2016) the following information regarding absentee ballots.

For those who are registered to vote, In order to obtain an absentee ballot, you must complete an absentee ballot application (shown at right), which can be downloaded and printed from the internet along with detailed instructions, or — copies of the absentee ballot application and instructions are available on request from the management office, or by contacting Len Daykin at 718-884-2996.

A separate application is required for each resident who is eligible to vote but will not be able to vote in person

on election day 2016. The application form must be filled out completely, signed and dated, and mailed To the Bronx County Board of Elections no later than the 7th day before the election (Nov. 1, 2016). Applicants will then receive back in the mail actual absentee ballots, which must be filled out and either delivered to the Board of elections before the closing of polls on election day, or mailed back postmarked by November 7, 2016, and received no later than November 15th.

The mailing address to send applications and completed absentee ballots is: Bronx County Board of Elections, 1780 Grand Concourse, 5th Floor, Bronx, NY 10457.

For those residents who are not registered to vote, they may download and print a New York State voter register form from the internet, fill it out and mail it to the same Bronx County Board of Elections address above, with the form postmarked no

**New York State Absentee Ballot Application**  
 Please print clearly. See detailed instructions.  
 This application must either be personally delivered to your county board of elections not later than the day before the election, or postmarked by a governmental postal service not later than 7th day before election day. The ballot itself must either be personally delivered to the board of elections no later than the close of polls on election day, or postmarked by a governmental postal service not later than the day before the election and received no later than the 7th day after the election.

**1. I am requesting, in good faith, an absentee ballot due to (check one reason):**  
 absence from county of New York City on election day  
 patient or inmate in a Veterans' Administration Hospital  
 temporary illness or physical disability  
 permanent illness or physical disability  
 attention in jail/prison, awaiting trial, awaiting action by a grand jury, or in prison for a conviction of a crime or offense which was not a felony  
 duties related to primary care of one or more individuals who are ill or physically disabled

**2. Absentee ballot(s) requested for the following election(s):**  
 Primary Election only  
 General Election only  
 Special Election only  
 Any election held between these dates: absence begins: \_\_\_\_\_ absence ends: \_\_\_\_\_

**3. Last name or surname:** \_\_\_\_\_ **First name:** \_\_\_\_\_ **Initial:** \_\_\_\_\_

**4. State of birth:** \_\_\_\_\_ **County where you live:** \_\_\_\_\_ **Home number (optional):** \_\_\_\_\_

**5. Address where you are domiciled (street):** \_\_\_\_\_ **apt.:** \_\_\_\_\_ **city:** \_\_\_\_\_ **state:** \_\_\_\_\_ **zip code:** \_\_\_\_\_

**6. Delivery of Primary Election Ballot (check one):**  
 I authorize (see name) \_\_\_\_\_ to pick up my ballot at the board of elections.  
 Mail ballot to me at: (mailing address) \_\_\_\_\_

**7. Delivery of General (or Special) Election Ballot (check one):**  
 I authorize (see name) \_\_\_\_\_ to pick up my ballot at the board of elections.  
 Mail ballot to me at: (mailing address) \_\_\_\_\_

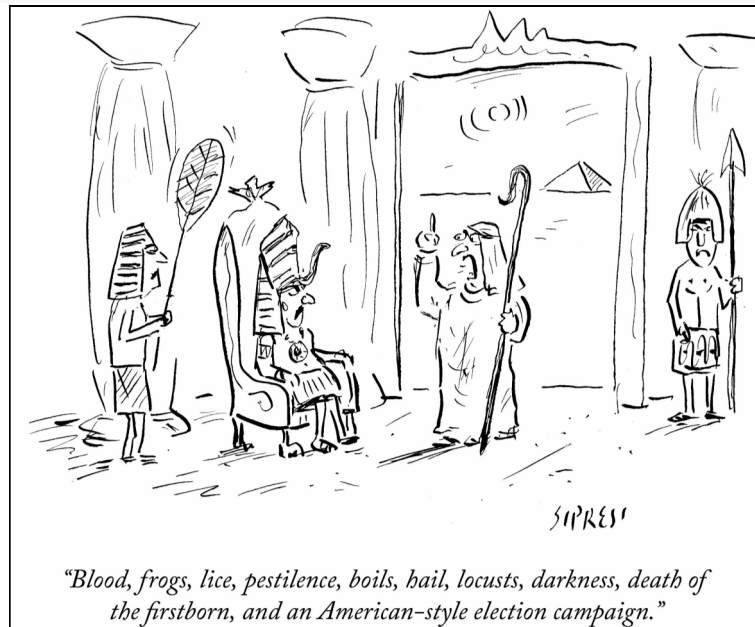
**Applicant Must Sign Below**  
**8. Sign Here:**  \_\_\_\_\_ **Date:** \_\_\_\_\_

If applicant is unable to sign because of illness, physical disability or inability to read, the following statement must be executed. By one mark, sign, witnessed signature, I hereby state that I am unable to sign my application due to an absentee ballot because I am unable to write by reason of the illness or physical disability or because I am unable to read. I have made, or have the assistance in making, my mark in lieu of my signature. (The person of witness or preprinted name stamps allowed. See detailed instructions.)

I, the undersigned, hereby certify that the above named voter affixed his or her mark to this application in my presence and I believe him or her to be the voter who affixed the mark. I am registered and understand that this statement will be accepted for all purposes as the equivalent of an affidavit and if it contains a material false statement, shall subject me to the same penalties as if I had been duly sworn.

Signature of witness to mark: \_\_\_\_\_ Signature of voter to mark: \_\_\_\_\_

later than October 14, 2016, and received by October 19, 2016, or 25 days prior to the general election. As a convenience to residents, voter registration forms will also be available on request in the management office. Note that on voter registration forms, applicants can also check off a box to receive an absentee ballot, so, you can knock off two birds with one stone.



Credit: David Sipress The New Yorker Collection/The Cartoon Bank