

**300w
23rd
COOP**

SHAREHOLDER QUARTERLY UPDATE

Know Your Neighbor Program

The next meeting will be held on Wednesday, October 7, 2009 at 6:30 p.m. If you are interested in joining, please leave a note with the doorman for Ken Glass, the Board's representative on the committee.

Nearly a third of all residents have completed the confidential form, which would allow us to contact you in the event of an emergency and will also make us aware if you have any special needs or pets. For example, if there happened to be a gas leak while you were at work, the building and emergency service workers would be aware and able to evacuate your pets.

We would like to see participation increase in this essential initiative. Please download the "Know Your Neighbor Information Sheet," located at the "know your neighbor" tab on the building's website: www.300w23coop.com. The completed form can be given to the doorman. If you do not have access to a computer, the doorman can provide a copy of the form.

Exterior Localized Leak Repair Project

Following a brief delay, work is progressing on the exterior repairs between the 16th Floor and Penthouse on the south and east building façades. This temporary delay was due to the NYC DOB stopping most or all new or existing construction work and imposing new site safety regulations before permits are issued and during construction. The work is expected to be finished in several weeks, and then we will be able to finally remove the sidewalk bridge on 8th Avenue and above the service entrance.

Window Replacement Project

The major work is completed, with only a few remaining terrace doors, lot-line windows, and several non-typical conditions left to address. The building is already realizing significant improvements in energy efficiency, weatherproofing, and noise reduction. This project will also prove to be extremely valuable over the long term, and well worth all of the disruption.

Lobby Repairs

We would like to thank the newest Board member, Tom Spurge, for bringing us his years of experience in construction and millwork. Tom has provided the coop with a professional courtesy discount for touch-ups on woodwork and plasterwork in the Lobby.

Hallway Floors

The staff has nearly completed the cleaning, re-grouting and sealing of the hallway floors. The project has proven to be well worth the effort, as the hallways look great, and the costs savings realized as a result of the staff handling this project, as opposed to an outside vendor, has been considerable.

Lobby Professional Space

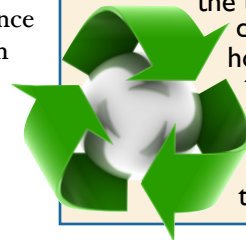
We have not been able to find a tenant for the professional space in the lobby. The space would be great for a psychotherapist, writer, or designer. It is a 475 square foot space with a restroom. If you know someone who might be interested, contact Ursula Dobson at 212-692-6143, or at ursula.dobson@ellimanpm.com

Did You Know?

New York City residents currently recycle only about 17% of their total waste – half of what they could be recycling.

At 300 West 23rd, we have a recycling program in place. Flattened cardboard boxes, newspapers and magazines should be neatly stacked and placed next to the recycling bin. Clean cans, glass and plastic bottles and plastic take-out containers can be placed in the recycling bins.

As a reminder, household garbage should be placed inside of a plastic bag, tied, and put down the trash chute. Please do not place your household garbage in the recycling bin. Kitty litter should be double bagged and left underneath the trash chute.



From Our Managing Agent..

Plumbing repairs are not only costly, but they can also cause large inconveniences. A simple clog in your bathroom or kitchen can create huge amounts of damage to your apartment and/or neighboring apartments. There are a few things to remember to help keep our pipes in tip-top shape.

- Only toilet paper should be flushed down the toilet. Any other objects can cause a clog.
- In the kitchen, only liquids should go down your drain. Food, cooking oil, bacon grease and other matter can cause the drain to become blocked.

If you do have a problem with your plumbing, please fill out a work order with the doorman.

Remember, if it is determined that a clog was caused by the tenant or shareholder, it will be necessary to bill you for the repair cost.

