

300 W
23rd
COOP

SHAREHOLDER QUARTERLY UPDATE

Our Condolences

We extend our deepest sympathy to Edward on the passing of his beloved wife June Eatough Kirkland, 1927-2009. She was a dear friend, lovely neighbor, and her loss has impoverished us all.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us in 2009: Linda & Jason Najjoun, William Steeves, Daniel Dougherty, Brenda & Nestor Winters, Mahender S. Nathan and Elizabeth A. Haynes.

Congratulations!

The Board and all of your neighbors would like to send our warmest wishes to Paul, Elizabeth, and Henry in apt. 7K on their new baby boy Luke James, born November 11, 2009.

Superintendent Retiring

If you don't already know, Bill Bowling the building superintendent, will be retiring in early 2010. We all would like to thank Bill for his hard work, dedication, and contributions in making the building a better place for the past eight years. We wish Bill the best in his future plans.

Exterior Localized Leak Repair Project

The exterior work has been completed! The sidewalk bridge on 8th Avenue has finally come down. The small piece of remaining scaffolding on 23rd Street will be removed in the next week or two. We can look forward to having a water tight building.

Homeless

While keeping within our rights and being sensitive to the rights of homeless individuals, management, building staff, and the Board has tried to keep our area free of homeless settling in by relentlessly asking them to move, calling 311 to take them to a shelter, and as a last resort, calling the local police precinct. When tenants also use these methods, it helps facilitate keeping the sidewalks clean and free on both the 23rd Street and 8th Avenue sides of our building.

Window Replacement Project

We are in the final countdown for a long and worthwhile project. We are 98% complete with the installation of the new windows and terrace doors. All that remains to finish the project are a few terrace doors, shareholder upgraded glass standard size lot line windows, and a few non-typical conditions. The Board and the building's architect are gathering information for the replacement of the "D line" bathroom lot line windows for apartments on Floors 9-16. Once we have this information, the affected shareholders will be presented with the information.

Know Your Neighbor Program

The next Know Your Neighbor committee meeting will be on Wednesday, January 13, 2010 at 6:30 P.M. Details will be sent via e-mail to those on the committee. If you are interested in attending, please leave a note for Ken Glass with the doorman.

OEM Emergency Preparedness Course

Beginning this February, the city's Office of Emergency Management (OEM) will offer another 11 week class in emergency preparedness, a hands-on class taught by police, firefighters and emergency service workers. Upon completion of the class, you'll earn certification as a community-based volunteer member, trained in disaster preparedness and emergency response. There is no fee for this course, and the information you'll take home is invaluable. If interested in attending, please leave a note for Ken Glass with the doorman.

NY-Alert

NY-Alert is a free service which will notify you in the event of an emergency. By signing up for NY-Alert, you can receive warnings and emergency information via the web, your cell phone, e-mail and other technologies. Signing up for NY-Alert is free, and can be done at: www.nyalert.gov

Did You Know?

Bed bugs are nocturnal parasites that have resurfaced in New York City. They can be hard to detect, but once you have them you will need an exterminator to get rid of them. Find out what you need to know...

WHAT ARE BED BUGS?

Bed bugs are small insects that feed on human blood. They are usually active at night when people are sleeping. Adult bed bugs have flat, rusty-red-colored oval bodies. About the size of an apple seed, they are big enough to be easily seen, but often hide in cracks in furniture, floors, or walls. When bed bugs feed, their bodies swell and become brighter red. They can live for several months without food or water.

WHAT DOES A BED BUG BITE FEEL AND LOOK LIKE?

Most bed bug bites are initially painless, but later turn into large, itchy skin welts. These welts do not have a red spot in the center like flea bites.

HOW DOES A HOME BECOME INFESTED WITH BED BUGS?

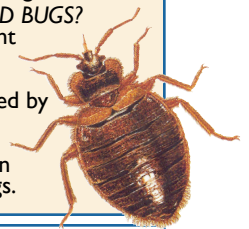
People carry bed bugs into their homes unknowingly, in infested luggage, furniture, bedding, or clothing. Bed bugs may also travel between apartments through small crevices and cracks in walls and floors.

HOW DO I KNOW IF MY HOME IS INFESTED WITH BED BUGS?

You may notice itchy skin welts, or you may even see the bed bugs themselves, small bloodstains from crushed insects, or dark spots from their droppings.

HOW CAN I GET RID OF BED BUGS?

The Health Department recommends that homeowners hire pest control professionals licensed by the New York State Department of Environmental Conservation (DEC) to get rid of bed bugs.



From the Board

We hope you enjoyed the holiday party. The Board has enjoyed serving you throughout 2009 and we wish everyone a happy and healthy holiday season and prosperous new year 2010!

Your Board of Directors:

Charlie Starnier
Mike Boberschmidt
Roxanne Klinger
Jeff Monford
Jeff Staadt
Ken Glass
Tom Spurge

