

300
W 23 RD
STREET

Winter News

Year in Review

Over the past year, the Board of Directors has enjoyed serving the residents of 300 West 23rd Street. We believe our professional and personal contributions and our dedication of time and energy to the continued progress of the building has helped improve value and quality of life. We are proud of our progress and accomplishments. As you know, we have discussed and developed several programs and overseen many projects to maintain a high standard of living at the building. We hope you have noticed these efforts and progress over the past year.

Can You Believe It?

Especially in these economic times, we are again proud to announce there will be a minimal 2% maintenance increase effective January 1, 2013 which should run the building at a realistic operating budget due to the expected real estate tax increase, contractual union salary increases, and utility rate increases. The Board, building's accountant, team at DEPM, and building staff will continue to work conscientiously and carefully scrutinize all spending while seeking to maintain the quality of our living environment and protecting our investment.

New Neighbors

Please join the Board of Directors in welcoming the new shareholders who have joined us since September 2012: David Poulad and Francis P. Bowers.

Congratulations!

The Board and all of your neighbors would like to send our warmest wishes to Catherine Kellner Avery and Rueben Avery in apt. 19J on their new baby boy Ewen Joseph Avery born on November 7, 2012. And much belated wishes to Sally Rigg and David Baker in apt. 2E on their new baby boy Samuel George Rigg Baker born on May 31, 2012.

Resident Manager and Staff

The Board and residents would like to take this opportunity to thank Michael Ryan and all the building staff on all their hard work, dedication, and continued progress of the building throughout the year.

Upcoming Capital Projects

In the New Year, we will be finally replacing the eight (8) "D line"

Bathroom lot line windows for apartments on Floors 9-16. Once these eight (8) lot line windows are replaced, the building will have all new windows and terrace doors. We are in the final countdown for a long and worthwhile project! More importantly and our main focus in 2013, we will also be addressing some necessary and ongoing exterior localized leak repairs mainly to the upper East and South of the building. We know these projects may cause some inconvenience to the residents, but these capital projects are necessary to maintain that our building stays watertight. Once we have more information, the affected shareholders will be presented and notified with this information and scheduling of work.

Building Website

The Building has a website - 300w23coop.com - with complete and up-to-date forms and information for your convenience including: Important News, Building Projects, Applications for Purchase, Subletting, and Refinancing, Application for Film & Photo Shoots, Alteration Submission Package, Move In/Out Procedures, Work Order Procedures, House Rules, Terrace Guidelines, Financial Statements, Maintenance and Tax Letters, Emergency Contact Form, Building Staff and Board Members, and Building Newsletters.

Know Your Neighbor Committee

On behalf of the Know Your Neighbor committee, I'd like to thank every one of the floor captains and most of all, to our resident manager Michael Ryan who safely got us through Hurricane Sandy. The committee was founded on a mission of emergency preparedness and we activated our plans 48 hours prior to the storm and remained deployed until the lights returned. Way to go everybody!

Our next quarterly Know Your Neighbor committee meeting will be held on Wednesday January 30, 2013 from 6:30-8pm. Members will receive further info regarding the meeting location in mid-January. If you are interested in checking out the group and meeting some terrific neighbors, please reply via email to 300west23rdstreet@gmail.com.

Did You Know?

Michael and the staff would like to take this opportunity to thank all of you for a great year, your wonderful generosity, and share a bit more of fun facts about themselves! Did you know what their dream vacation would be?

Michael – Northern Italy
(Wife Wants Wine & Scenery)

Willy – Cruise to Caribbean
(I Like Cruise Ships!)

John – Bahamas (Nice & Warm)

Alex – To The Moon (Only Safe Place...)

Agustin – Rome (See The Pope)

Ron – Machu Picchu, Chile
(Connect With Energy)

Steve – Ireland (On My Bucket List)

Arnold (Chris) – Bora Bora
(Colorful Relaxing Houses On Water)

Vincent – Dubai (Exotic Man-Made Islands & Beaches)

From the Board

We hope you enjoyed the holiday party again this year. The Board has enjoyed serving your throughout 2012 and we wish everyone a happy and healthy holiday season and prosperous New Year 2013!

Your Board of Directors:

Charlie Starnier – President

Tom Spurge – Vice President

Mike Boberschmidt – Treasurer

Roxanne Klinger – Secretary

Jeff Staadt – Assistant Secretary

Ken Glass – Director

Jon Medwick – Director