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STREET

# Autumn News

## New Board of Directors

Thank you to all the Shareholders who attended the Annual Shareholders' Meeting on June 18, 2013 at the Seabury Auditorium in The General Theological Seminary. Welcome your Board of Directors: Charlie Starner - President, Tom Spurge - Vice President, Mike Boberschmidt - Treasurer, Roxanne Klinger - Secretary, Jeff Staadt - Assistant Secretary, Ken Glass and new Board member Anne Bradford - Directors.

## New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since June 2013: returning Shareholder Brian Borst, Thomas K. Hernquist, Timothy and Margaret Fagan, Leanne S. Neri, John Gallagher and Sydney Frazier, Juan Carols Gomez Stolk, Andrew Anisfeld, and Amy Taylor and Wendy Herm.

## Upcoming Projects

The Board and DEPM are currently working with our new building architect and engineer, RAND Engineering & Architecture, to finalize the drawings, specifications, and bids for the much needed and necessary exterior limited leak repairs mainly to the upper floors of the East and South of the building to commence in Spring 2014.

In addition, due to required heating system maintenance and in preparation for an upgrade to our boiler system sometime in 2014 as required by NYC law, we will be beginning a building wide radiator steam trap repair project this month. Deficiencies in the internal mechanisms of the traps are incorrectly allowing significant heating loss, thus causing excessive fuel consumption.

We know these projects may cause some inconvenience to residents, but these projects are necessary to maintain that our building stays watertight and energy efficient. Once we have more information, the affected shareholders will be presented and notified with this information and scheduling of work.

## Packages

Please be reminded that the doorman can receive only packages 24 inch square or smaller. Larger deliveries,

such as furniture or any large delivery item must be coordinated with Michael Ryan. Packages larger than 24 inch square cannot be held in the building so please make certain you are home or make the required arrangements for large deliveries. The Board and Michael Ryan are currently working on reorganizing and updating the front doorman Package Room to help accommodate larger and more packages in the future.

## Time Warner Cable

The Board and DEPM are happy to announce that we have been diligently negotiating with TWC for our new three (3) year contract of bulk rate service for DTV and high-speed Internet starting November 1, 2013 that should show a noticeable monthly savings. We will have a TWC concierge/representative in the Lobby for a couple of days soon, like we did recently for Verizon FiOS, to work out your new bulk service rates and promotional items you may be able to receive. More information to follow shortly. Now the choice is yours... Time Warner Cable or Verizon FiOS!

## Know Your Neighbor Committee

Please join the Know Your Neighbor committee at our inaugural Fall get-together in the Lobby on Thursday September 26, 2013 from 6-8pm. We're glad you enjoyed our function last April and are planning several new features this time. Arrive whenever you can, meet your neighbors, and have some fun! Refreshments will be provided by members of the committee.

The Fall quarterly Know Your Neighbor committee meeting is scheduled for Wednesday October 23, 2013 from 6:30-8pm. Location TBD - members will receive notice by email two weeks before the meeting. If you'd like to learn more information about the Know Your Neighbor committee, please contact us at [300west23rdstreet@gmail.com](mailto:300west23rdstreet@gmail.com).

Do you know CPR...are you first aid certified? Please contact the committee at the above email address or leave a note with the doorman.

## Did You Know?

The Building has a waiting list for storage units in the Basement and residential Hallway closets but some new Basement spaces are being offered exclusively by the Commercial Store Owner. Are you interested in leasing a storage unit? Please contact Marylou Tapalla at DEPM at 212.692.8421 or [Marylou.Tapalla@ellimanpm.com](mailto:Marylou.Tapalla@ellimanpm.com) for additional information, monthly lease rates for different size storage units, and to be added to the waiting list. If you are interested in the Basement bicycle room, which is currently free of charge and currently full, please contact our Resident Manager, Michael Ryan, to be put on the waiting list. First come, first serve!

## From the Managing Agent

Now that fall is here and the cold weather is right around the corner, it's a good time to remind all residents that if you are considering having a through-the-window air-conditioner (A/C) unit uninstalled or removed, the Co-op requires that all A/C units must be removed by a licensed and insured professional. Neither shareholders/residents nor any building staff may remove (or install) A/C units. Storage of any removed A/C units is also the responsibility of the shareholder/resident and cannot be stored in any building common spaces. For more information on licensed and insured professionals, please contact the building Resident Manager, Michael Ryan. Enjoy the upcoming Fall season!