

WINTER NEWS

300 WEST 23RD STREET OWNERS CORPORATION

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, if they reincarnated who or what would they like to come back as and why?

Michael – Movie Star
(like Burt Lancaster)

Willy – Egyptian Pharaoh
(have a harem)

Ron – Vegas Slot Machine
(get people's money)

Agustin – Rooster
(have all the hens)

Arnold (Chris) – Time Traveler
(change outcomes for better)

Vincent – Dragon
(fly and breathe fire)

Noe – Vulture
(prey on carcasses)

Mario – Scientist
(to cure cancer)

Oliver – Genie
(wish away power abusers)

From the Board

We hope you enjoy the holiday party again this year. The Board has enjoyed serving you throughout 2017 and we wish everyone a happy and healthy holiday season and prosperous New Year 2018!

Your Board of Directors:

Charlie Starnier – President
Roxanne Klinger – Vice President
Nancy Gross – Treasurer
Anne Bradford – Secretary
Chris Gembinski – Director
Ken Glass – Director
Brandon Teitelbaum – Director

Year in Review

The Board has enjoyed serving the residents of 300 West 23rd Street over the past year. 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 should all be proud of our progress and accomplishments.

Our Condolences

We extend our deepest sympathy to Corina, her children, along with family and friends, on the recent passing of her beloved husband Alexis (Alex) Barahona on November 10, 2017 ending his battle with lung cancer. Alex was a porter in the building for 25 years and stopped working a few years ago. We will all miss him dearly.

Congratulations!

The Board and all of your neighbors would like to send our warmest wishes to Narciso Rodriguez and Thomas Tolan on their twins.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since September 2017: Gary Ensana and David H. Vickrey, and John, Karen, and John Stephen Ward Jr.

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.

Maintenance

You now have received a letter dated November 15, 2017 in the mail, slid under your apartment door, and will also be available on the website shortly that there will be a 2.5% maintenance increase effective January 1, 2018 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.

Please remember, if you are currently on auto-payment for your monthly maintenance, you must adjust your payment amount immediately to avoid a monthly late fee of \$50.00. If you need your new monthly maintenance amount (which was indicated on each of your letters), please contact our Account Executive at DEPM, Amelia Ahne, at amelia.ahne@ellimanpm.com / 212-692-6156.

Packages

Please be reminded that the doorman can only receive packages approximately 24 inch square or smaller. Larger deliveries, such as furniture or any large delivery item must be coordinated with Michael Ryan. Packages larger than approximately 24 inch square cannot be held in the building so please make certain you are home or make the required arrangements for larger deliveries. Also when returning larger packages, please only leave downstairs the day of pickup so not to be sitting in the Lobby for days.

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

The Winter quarterly Know Your Neighbor committee meeting is tentatively scheduled for Thursday January 25, 2018 from 7-8pm. Please join us. If you have any questions, contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com. Committee members will be notified of the meeting location a few days prior to the meeting.