

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 when they went trick-or-treating as a kid, what was their favorite Halloween costume?

Michael – *Cowboy (for St. Stephen's Day in Ireland)*

Willy – *Superman (Loved lifting weights when younger)*

Ron – *Freddie the Freeloader (Red Skelton)*

Agustin – *Pirate (ARRR!)*

Arnold (Chris) – *Freddy Krueger (Nightmare on Elm Street)*

Vincent – *Teenage Mutant Ninja Turtles (Cowabunga!)*

Noe – *Aladdin (No shirt just the vest!)*

Oliver – *He-Man (Loved the movie!)*

Joel – *Yoda (Parents were so into it!)*

From the Board

We hope you enjoyed the holiday party again this year. The Board has enjoyed serving you throughout 2018 and we wish everyone a happy and healthy holiday season and prosperous New Year 2019!

Your Board of Directors:

Charlie Starner – President

Roxanne Klinger – Vice President

Nancy Gross – Treasurer

Anne Bradford – Secretary

Chris Gembinski – Director

Brandon Teitelbaum – Director

Alan Momeyer – Director

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 16, 2018 in the mail, slid under your apartment door, and will also be available on the website shortly that there will be a **2.95% maintenance increase effective January 1, 2019** 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 the NEW monthly late fee of \$100.00.

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 or 212-692-6156.

Got Insurance?

Although you are not legally required and also not required by the Corporation's Proprietary Lease to purchase NY homeowners insurance, many mortgage companies are requiring it as part of their finance agreements with home owners. The Corporation's and Condominium's insurance covers the building, commonly owned property, and liability insurance. But this building insurance does not cover losses and/or damages as a result of individual incidents (i.e. water leaks, fire and smoke damage, etc.) to your apartment, neighboring apartments, and the building. These potential costs from losses and/or damages to you, neighboring apartments, and the building can be extensive. The Board, DEPM, and Michael Ryan strongly recommend you consider getting NY homeowners insurance if you don't have it already.

Got Leaks?

We all received a letter dated October 30, 2018 slid under our apartment doors and mailed to shareholders with alternate addresses to remind everyone to report any leaks immediately. Leaks may originate internally from your radiator or elsewhere, including a toilet, faucet or pipe. With the average cost of water being so high, timely

identification of leaks is crucial. In addition, please report any water penetration issues occurring from the exterior of the building including windows, doors, lintels, terraces, etc. Wet plaster or warped flooring can be evidence of a leak, whether originating from inside or outside. If everyone is proactive and reports promptly to the Resident Manager, Michael Ryan, in person in his Basement Office, Michael.Ryan300@gmail.com, or 212-243-3030, it would greatly help to avoid unnecessary damage within your unit, your neighbors' unit, and to the building as well.

Got Electricity?

Even though many apartments over the past 30 years have been renovated, many in the building have not and still have the original 1931 design including the electrical wiring and outlets. Just like old plumbing pipes, electrical wiring and outlets will deteriorate and potentially cause damage to your apartment, neighboring apartments, and the building. The Board, DEPM, and Michael Ryan recommend to you, as a minimum, to make sure outlets are grounded (as they were not previously 80+ years ago) and that outlets in Kitchens and Bathrooms have GFCI (ground fault circuit interrupter) outlets since they are in the vicinity of water and are also required by Electrical Code. A GFCI is a special type of outlet that detects dangerous ground faults and immediately turns off the power to stop shocks, potential electrical sparks, and/or electrical fires. You can replace almost any electrical outlet with a GFCI outlet. Correctly wired GFCIs will also protect other outlets on the same circuit. If you have questions or need further information, please reach out to our Resident Manager, Michael Ryan.

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 Newsletters.

Know Your Neighbor Committee

The Know Your Neighbor committee will be scheduling a Winter meeting at the end of January 2019. For more information about the date and time, please contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com.