

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 were stranded on a deserted island and could only have 1 item, what would it be?

Michael – Crate of Jameson Whiskey (be drunk & send messages in the empty bottles)

Willy – Home Gym (want to workout and stay fit!)

Ron – A BIG Piece of Flint Rock (obviously to start fires)

Agustin – Machete (to cut whatever you need)

Arnold (Chris) – Military Drone (to survey the island, surroundings, and pass along messages)

Vincent – Shipping Container of Corona (that's what you do on islands...drink!)

Noe – Case of Desalination Tablets (add to seawater to get clear, cool fresh water)

Oliver – Hammock (place to sleep off ground, food catching net, shade, blanket, raincoat)

Joel – Large Plastic Sheet (collect rain water, make shelter or sail for a raft, make a solar still)

From the Board

We hope you enjoyed the holiday party again this year. The Board has enjoyed serving you throughout 2019 and we wish everyone a happy and healthy holiday season and prosperous New Year 2020!

Your Board of Directors:

Charlie Starner – President
 Roxanne Klinger – Vice President
 Nancy Gross – Treasurer
 Chris Gembinski – Secretary
 Brandon Teitelbaum – Director
 Alan Momeyer – Director
 Jon Medwick – Director

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since September 2019: Jennifer Winnie Lee and Michael Drew Quagliano & Drew Michelle Quagliano.

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.

Building Website

The Building has a website - 300w23coop.com - with complete and up-to-date forms and information for your convenience including: Applications for Purchase, Subletting, 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 next quarterly Know Your Neighbor committee meeting is tentatively scheduled for Wednesday January 29, 2020 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 one week prior to meeting.

Maintenance

You now have received a letter dated November 20, 2019 in the mail, slid under your apartment door, and will also be available on the website shortly that there will be a **3.1% maintenance increase effective January 1, 2020** which should run the building at a realistic operating budget due to the expected real estate tax increase, contractual union salary increases, and potential 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, effective January 2020, to avoid a monthly late fee of \$100.00. It is your responsibility to notify your banking institution regarding any change in your monthly payment.

However, if you have set up full balance payment through ClickPay (vs. a fixed amount), the new maintenance amount will be changed automatically. Log into your ClickPay account and look at AutoPay settings if you are unsure of your selected payment option. In any case, it is your responsibility to ensure adequate funds are available to meet your monthly payment requirements.

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.