

SPRING NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

The Proprietary Lease and House Rules have very strict and specific rules and regulations for Guests and Sublets as follows:

- Paragraph #14 of the Proprietary Lease stipulates that the "Use of Premises" is limited to shareholder(s) and immediate family (such as spouse, registered domestic partner, parents, grandparents, children) and one other non-immediate family member as long as the shareholder resides in the apartment simultaneously and fulltime. Otherwise, they are considered guests.
- The Proprietary Lease does not permit long-term guests or a high interchange of guests in the apartment while the shareholder(s) is not in residency.
- Guest forms must be completed and handed in to the front desk for each guest. The guest term has a maximum duration of one (1) month. Guest forms are available at the front desk or from the building website at 300w23coop.com.
- Guests going beyond a one (1) month stay are considered a sublet regardless if you are collecting rent or not from the subtenant.
- The Proprietary Lease and House Rules stipulate you must have owned stock and lease of your apartment for a minimum of one (1) year prior to considering subletting.
- Sublets are for a one (1) year term and must be submitted through DEPM, reviewed, and approved by the Board. A second year is possible from the same or another subtenant but must follow the same guidelines and submitted in writing through DEPM. The Co-op has a subletting period of two (2) years max, but the Board will consider additional one (1) year requests over the max two (2) years on a case-by-case basis.
- If you wish to sublet your apartment, a sublet application must be filled out along with the required fees. This application is available from Ms. Sonia Dottin at DEPM, 212-692-6149, Sonia.Dottin@ellimanpm.com or from the building website at 300w23coop.com.

From the Managing Agent

Spring is here! Now that the warmer weather is approaching, it's a good time to remind all residents that if you are considering having a through-the-window air-conditioner (A/C) unit installed or re-installed, the Co-op requires that all A/C units must be installed by a licensed and insured professional. Neither shareholders/residents nor any building staff may install (or remove) A/C units. New York City Local Law 11/98 requires that all A/C units in our building be installed with a safety bar (available from Michael Ryan) that allows them to be in place without resting against the window sash. It's a good idea to remember that we all have the power to control the building's energy costs, please make sure your A/C units are maintained properly, energy star rated, and shut off when you are not at home.

Coronavirus (COVID-19)

Neighbors, by now, you are likely all aware of best practices for keeping yourself virus-free. The CDC, NIH, and local authorities (State and City) are your most reliable sources to consult for guidance and status. Young and old, rich and poor... we are all vulnerable. So please continue to act as responsibly as possible for everyone's benefit by keeping 6 feet social distancing and isolating yourself if you are ill.

The Board, Michael Ryan and staff, and Douglas Elliman Property Management (DEPM) are all working together to promote the safety of our building and the good health of all. Please refer to Michael Ryan's email of 3/18 for measures to limit foot traffic through our lobby and his 3/15 email where he forwarded DEPM's 3/5 memo providing guidance and explaining preventative steps our building is taking.

We have also received notification that the Governor has deemed building services employees (union and non-union) as "essential employees", therefore building operations will continue with no disruption for now.

If you need further guidance including COVID-19 test availability, call 311.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since December 2019: Diane Belcuore and John J. Sarno.

Happy Anniversary

Built in 1931, our beautiful art deco building we call home is 89 years old this year! Also, the Board and residents of 300 West 23 Street would like to congratulate our incredible Resident Manager, Michael Ryan, on his upcoming ten (10) year anniversary on April 26, 2020 (isn't that tin or aluminum?!). We all would like to take this opportunity to thank you Michael on the huge impact you have made in the building throughout the last ten years!

Spring Cleaning

Michael and the staff have started their annual spring cleaning including cleaning and polishing of the exterior marquee, patch/repair and repainting of hallway walls and apartment doors, polishing of all the hallway floors, and cleaning of lobby surfaces and lighting fixtures throughout the building. The Board and residents would like to take this opportunity to thank Michael Ryan and all the building staff on their hard work, dedication, and great efforts to update and keep the building clean.

Know Your Neighbor Committee

We know these can be tough times but the Know Your Neighbor Committee is here for our neighbors in the building. If you need assistance for any reason to help shop for groceries, pick up prescriptions, dog walking or help out in any other way, please contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com.