

SPRING NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

The Building has a website - 300w23coop.com - with complete and up-to-date forms and information for your convenience including: 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, Managing Agent, Building Staff and Board Members, and Newsletters.

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, you are all aware of best practices for keeping yourself and others virus-free. So please continue to act as responsibly as possible for everyone's benefit by wearing masks whenever you are in any public areas of the building, keeping 6 feet physical distancing, and isolating yourself if you are ill. We also ask that you please try not to use hand sanitizers right outside or inside the elevators since they remove the finish of the metal on the elevator control panel and hallway call station plates. Your Board, Michael Ryan and staff, and DEPM are all working together to promote the safety of our building and the good health of all.

Happy Anniversary

Built in 1931, our beautiful art deco building we call home is 90 years old this year...our diamond/emerald 90th Anniversary! Also the Board and residents of 300 West 23 Street would like to congratulate our incredible Resident Manager, Michael Ryan, on his upcoming eleventh (11) year anniversary on April 26, 2021. 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 11 years!

Willy Nunez's Retirement

After 34 years of service to our building, Willy Nunez will be retiring with his last day on March 31, 2021. We would like to take this opportunity to personally thank Willy for all that he has done for us and wish him the very best in his future endeavors.

Staff Changes

Joel Powers has been promoted to handyman where we can use his skills to our better advantage. Eddie Ocasio will now be the overnight doorman Wednesday through Sunday. Joe Rossi, whom most of you have already met as our relief doorman over the past year or so, comes on board as a full time doorman covering three evenings and the other two overnights. We are happy to welcome Joe and wish all our building staff the best moving forward!

Spring Cleaning

Michael and the staff will be starting 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.