

300
W 23 RD
STREET

Spring News

Our Condolences

We extend our deepest sympathy to the family and friends of longtime resident Devon Bush in apartment 15F. Devon was a dear friend, lovely neighbor, and his loss has impoverished us all.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have just recently joined us: Gavin Hart, Simeon Michael Filipof, and Peter G. Mostert.

Capital Projects

We have finally completed replacing the eight (8) "D line" Bathroom lot line windows for apartments on Floors 9-16 and have received NYC Department of Buildings (DOB) sign-off. The end of a long and worthwhile project to replace all windows and terrace doors in the building! More importantly and our main focus in 2013, we will also be addressing some necessary and ongoing exterior localized leak repairs mainly to the upper East and South of the building. We know the process and work may take a long time and may cause some inconvenience to residents, but these capital projects are necessary to maintain that our building stays watertight. Once we have more information, the affected shareholders will be presented and notified with this information and scheduling of work.

Spring Cleaning

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. Michael and the staff just finished the annual cleaning and polishing of the hallway floors.

What? Too Much Noise...

Please be reminded that the House Rules require apartment floors must be covered with rugs, carpeting or equally effective noise-reducing material. A minimum of 80 percent of the main floor areas must be covered. Kitchens, pantries, bathrooms, closets, and foyers are exempt from this requirement. In addition, no resident shall make or permit any disturbing noises in the building that will interfere with the

rights, comfort or convenience of other residents which also includes barking from our beloved pets. Please try and be respectful to your neighbors.

Bed Bugs 101

As you may know, bed bugs are nocturnal parasites that have resurfaced and continue to be a concern throughout New York City, the US, and the world. They can be hard to detect, but once you have them, you will need a specialized exterminator to get rid of them properly.

They are usually active when we are sleeping. Adult bed bugs are about the size of an apple seed, are big enough to be easily seen, but often hide in cracks of furniture, floors, or walls. People carry bed bugs into their homes unknowingly in infested luggage when traveling, furniture, bedding or clothing. Most bed bug bites are initially painless, but later turn into large, itchy skin welts (unlike flea bites, these welts do not have a red spot in the center like flea bites).

The building now supplies large-scale plastic bags to dispose of mattresses and box springs properly as mandated by NYC. Bed bugs are an epidemic and if you suspect anything, please contact Michael Ryan or Steven Salargo at DEPM at Steven.Salargo@ellimanpm.com or 212.350.2808 immediately. Please note that any and all financial obligations involved are the sole responsibility of the shareholder and/or tenant.

Know Your Neighbor Committee

Please join the Know Your Neighbor committee in our first-ever Spring get-together in the Lobby on Thursday April 4, 2013 from 6-8pm. Show up whenever you like, meet your neighbors, and have some fun! Refreshments will be provided by members of the committee.

To all members of the committee: our next quarterly meeting will be held on Wednesday April 24, 2013 from 6:30-8pm. Members will be notified by email of the location. If you'd like to learn more about the Know Your Neighbor committee, please contact us at 300west23rdstreet@gmail.com

Did You Know?

From the Know Your Neighbor committee: In the event of an emergency, you need to be prepared. The best defense for any kind of emergency is to have, as a minimum, the following items in your apartment:

- Drinking water and non-perishable foods
- Adequate medications
- Pet supplies
- Radio and flashlight with batteries
- First aid kit
- Cash

It may also be necessary to fill your bathtub and have a pail on hand to flush your toilet in the event that the power is out and do NOT use the trash compactor chute during an emergency or blackout. Leave bagged garbage on the floor outside chute and building staff will remove it. Please visit our website at www.300w23coop.com for "Emergency Prep" guidelines and a more comprehensive letter with emergency preparedness recommendations and precautions from DEPM issued before and as a result of Hurricane Sandy under "Recent News" on the website homepage and under "Documents" tab.

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.