

300
W 23 RD
STREET

Spring News

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have just recently joined us: Rosemary Palladino.

Congratulations!

The Board, residents, and staff would like to send our warmest and belated wishes to Arnold (Chris) Joseph and his wife Kelly on their new baby boy Jace Alexian Joseph born on January 12, 2014 and recent wishes to Noe Salas and his wife Marychele on their new baby girl Penelope Rose Salas born on March 4, 2014.

Upcoming Capital Projects

As you are aware, the Board has carefully reviewed and approved a necessary assessment of \$12.00 per share spread over twelve (12) months effective January 1, 2014. This assessment is primarily required for the much needed exterior leak repairs mainly to the upper floors of the East and South of the building with work to hopefully commence in the next month, the heating system maintenance including steam trap repair/replacement (which has been completed) and an upgrade to our boiler system sometime in 2014 as required by NYC law, and hopefully a small capacity emergency generator to power Basement water and sump pumps, Lobby intercom, and lighting in the Basement, Lobby, and one (1) Stairwell in case of power outage.

We know these projects may cause some inconvenience to residents, but these projects are necessary to maintain that our building stays watertight, energy efficient, and safe and secure during disasters. Once we have more information, the affected shareholders will be presented and notified with this information and scheduling of work.

Spring Cleaning

Michael and the staff are gearing up for the annual spring cleaning including patch/repair and repainting of hallway walls and apartment doors and stripping of the next group and polishing of all the hallway floors. The Board and residents would like to take this opportunity to thank Michael Ryan and the building staff on their hard work, dedication, and efforts to update and keep the building clean.

Laundry Room Update

The Board has just renewed our 7-year contract with the laundry room facility operator, Hercules Corp. The laundry room will remain "Smart-Card-Ready" and be getting a minor overhaul including all new machines, new carts, and repainting. The new machines will include nine (9) standard size (20 lb.) front-loader and three (3) large capacity (30 lb. triple – one additional from current) front-loader washing machines, six (6) standard size (20 lb.) stackable front-loader (for a total of twelve) and two (2) new large capacity (30 lb. triple) stackable front-loader dryers (for a total of four – two additional from current), and a minor increase of approximately 25 cents per machine. These updates should happen soon, and once we have more information, shareholders will be notified of the temporary shutdown.

Air Conditioners

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.

Know Your Neighbor Committee

Please join the Know Your Neighbor committee at our Spring Fling get-together in the Lobby on Thursday April 24, 2014 from 6-8pm. Show up whenever you can, meet your neighbors, and have some fun! Food and beverages will be provided by members of the committee.

To all members of the committee: our next quarterly meeting will be held on Wednesday April 30, 2014 from 6:30-8pm. Members will be notified by email of the location. If you'd like to learn more about the committee, please contact us at 300west23rdstreet@gmail.com.

Did You Know?

From the Know Your Neighbor committee: The committee, Board, Management, and staff felt it is very important to know some tips in case of a fire due to the recent tragedy in a Hell's Kitchen high rise apartment. In the event of an apartment or building fire, you need to be prepared. Our building is fireproof. In the event of a fire located elsewhere in the building, it is generally advisable to remain in your own apartment. Place wet towels under the door, inform 911, and open the window a crack if necessary, but do not break the glass. If you have a fire in your apartment, you should leave and shut the door (but do not lock the door). Please do not keep a fire extinguisher in your kitchen since you may not be able to access it there. In the event you need to evacuate, shut your door (again do not lock it) and proceed to Stairwell "B" (stairwell which has the freight elevator) and walk downstairs and out the lobby. Most likely, firefighters will be in Stairwell "A" (stairwell which has the garbage chute, recycling, and standpipe). Never try and ride the elevators in a fire! Please visit our website at www.300w23coop.com under the "Documents" tab for our comprehensive "Current Fire Safety Plan".

From the Managing Agent

Douglas Elliman Property Management (and the Board of Directors) would like to let you know that there is a fast, simple, and accurate way to pay your monthly bill online through auto-pay service at RentPayment.com. Residents can access RentPayment.com via the Douglas Elliman website, www.ellimanpm.com and selecting the "Payments" tab which directs users to the site. New Users can set up their account online there or call 866-289-5977 to speak with a RentPayment representative to assist. You'll only need your resident ID number, which is located at the top right of your monthly bill, or can be provided by Management, to set up your monthly auto-pay.