

SPRING NEWS

300 WEST 23RD STREET OWNER'S CORPORATION

Did You Know?

Thanks to all for submitting their 2015 updated emergency contact information. If you haven't already done so, please update your emergency contact information (if none, indicate "no changes") and leave the form with the doorman.

If you need another form, please contact the building Resident Manager, Michael Ryan. All information is confidential.

Also, since the building has so many beloved pets and pet info was not part of this emergency contact form, it might be a good idea to arrange for a responsible neighbor to check-in on your pet(s) in the event of an emergency while you are not at home.

From DEPM

Douglas Elliman Property Management (DEPM) 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.

www.300W23COOP.com

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since December 2014: Nicholas and Steven J. Axelrod.

Façade Repair Project

As mentioned in the letter we received on March 13, 2015, please be advised on Monday, March 30, 2015, the contractor that the Corporation hired to do the necessary façade repairs on the southeast side of the building (primarily the E line) will begin installing the sidewalk bridge.

The sidewalk bridge installation will take two to three days to complete and will span the entire length of the building on both the 23rd Street and 8th Avenue sides. For safety and guidance, a representative from the contractor's company will be on the street level to assist with sidewalk traffic. Please note that the sidewalk bridge will be locked nightly to restrict access.

The project is slated to start Wednesday April 1, 2015 and we anticipate that the sidewalk bridge will be in place for 6 to 8 weeks while we conduct the much needed repairs.

An additional letter was given to Second Floor residents regarding security and privacy due to the installation of the sidewalk bridge. The shareholders/residents that will be affected with this work were previously and will be personally contacted with specific information and scheduling/phasing of the upcoming work.

Furthermore, we have also put out a proposal for bids to do work in combination with this Façade Repair Project regarding the integrity and restoring of the terrace handrail and guard assemblies (as now required by DOB Local Law 11 façade inspections and code) along with possibly replacing the last two (2) terraces that still have the original quarry tile and replacing it with the updated raised paver system.

As always, we appreciate your patience and understanding during this project.

Spring Cleaning

Michael and the staff have been performing their annual spring cleaning including patch/repair, repainting of hallway walls and apartment doors, and polishing of 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 great efforts to update and keep the building clean.

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 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. 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 not at home.

Know Your Neighbor Committee

The Spring quarterly Know Your Neighbor committee meeting is tentatively scheduled for Wednesday April 22, 2015 from 7-8pm. Committee members will be notified by email of the meeting location. If you'd like to learn more about the committee and/or join us at the meeting, please email Ken Glass, Board representative, at 300west23rdstreet@gmail.com.

The Know Your Neighbor annual Spring Fling is set for Thursday April 30, 2015 from 7-9pm. Please join us in the Lobby to meet your neighbors for good food and drink! The party is fully funded by members of the committee.