

AUTUMN NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

The Building has a waiting list for storage units in the Basement and residential Hallway closets but some new Basement spaces are being offered exclusively by the Commercial Store Owner. Are you interested in leasing a storage unit? Please contact Marylou Tapalla at DEPM at Marylou.Tapalla@ellimanpm.com or 212.692.8421 for additional information, monthly lease rates for different size storage units, and to be added to the waiting list. If you are interested in the Basement bicycle room, which is currently free of charge and currently full, please contact our Resident Manager, Michael Ryan, to be put on the waiting list. First come, first serve!

From the Managing Agent

Now that fall is here and the cold weather is right around the corner, it's a good time to remind all residents that if you are considering having a through-the-window air-conditioner (A/C) unit uninstalled or removed, the Co-op requires that all A/C units must be removed by a licensed and insured professional. Neither shareholders/residents nor any building staff may remove (or install) A/C units. Storage of any removed A/C units is also the responsibility of the shareholder/resident and cannot be stored in any building common spaces. For more information on licensed and insured professionals, please contact the building Resident Manager, Michael Ryan. Enjoy the upcoming Fall season!

Our Condolences

We extend our deepest sympathy to John David along with the families and friends, on the recent passing of his beloved wife Roberta David in apartment 13KMN on July 31, 2018, and also to the family and friends on the recent passing of Bill Martin in apartment 9F on September 7, 2018. Roberta and Bill were dear friends, lovely neighbors, and their loss has impoverished us all.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since June 2018: Meghan Travers Meade and John Christopher LiPuma.

Shareholder/Resident Contact Info

It is VERY IMPORTANT that the building has your current contact information including your current email address and telephone/mobile number for emergencies, building issues, and any other communication. If you haven't provided this already and/or need to update your contact information, please contact our building Resident Manager, Michael Ryan, so that he can update his records.

Elevator Modernization

It took over 80 years before it began. It will take months before it is finished, but the elevator modernization project has begun!

As described at our Annual Shareholders' Meeting, with the help of an outside consulting company, VSA and DEPM, we evaluated and selected American Elevator Company to bring us up to the 21st century and compliance with up-coming city regulations. Before Summer 2019, we hope that stuck and bypassing-floor elevators will be a thing of the past.

Our beautiful interior cabs will remain as they are other than

replacing the control panel.

Designs for the interior control panel and floor push buttons have been selected and approved. We are in the Engineering & Ordering phase now; shortly, we will have a firmer schedule for the date when the first elevator will go out of service for approximately 10 weeks (the troublesome south elevator will be replaced first). As a reminder, that will then be followed by 1-2 weeks of testing the new elevator followed by a 10 weeks shut down of the second elevator.

Shareholders and other residents will be notified well in advance of the elevator shutdown date. Also as a reminder, no future funds are required from you for this project (e.g., through assessments), as we have carefully set aside funds for this large capital improvement project.

Packages

Please be reminded that the doorman can receive only packages approximately 24 inch square or smaller. Larger deliveries, such as furniture or any large delivery item must be coordinated with Michael Ryan. Packages larger than approximately 24 inch square cannot be held in the building so please make certain you are home or make the required arrangements for large deliveries.

Know Your Neighbor Committee

Please join members of the Know Your Neighbor committee for our annual Autumn Party on Thursday September 27, 2018 in the Lobby from 7-9pm. Come, meet, and catch up with your neighbors for delicious food and beverages. The party is brought to you by the members of the committee. For more information about the party and our upcoming meeting, please contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com.