

SPRING NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

The Proprietary Lease and House Rules have very strict and specific rules and regulations for Guests and Sublets as follows:

Paragraph #14 of the Proprietary Lease stipulates that the "Use of Premises" is limited to shareholder(s) and immediate family (such as spouse, registered domestic partner, parents, grandparents, children) and one (1) other non-immediate family member as long as the shareholder resides in the apartment with them simultaneously and full-time. Otherwise, they are considered guests.

The Proprietary Lease does not permit long-term guests or a high interchange of guests in the apartment while the shareholder(s) is not in residency.

Guest forms must be completed and handed in to the front desk for each guest. The guest term has a maximum duration of one (1) month. Guest forms are available at the front desk or from the building website at 300w23coop.com.

Guests going beyond a one (1) month stay are considered a sublet regardless if you are collecting rent or not from the subtenant.

The Proprietary Lease and House Rules stipulate you must have owned stock and lease of your apartment for a minimum of one (1) year prior to considering subletting.

Sublets are for a one (1) year term and must be submitted through DEPM, reviewed, and approved by the Board. A second year is possible from the same or another subtenant but must follow the same guidelines and submitted in writing through DEPM. The Co-op has a subletting period of two (2) years maximum, but the Board will consider additional one (1) year requests over the maximum two (2) years on a case-by-case basis.

If you wish to sublet your apartment, a sublet application must be filled out along with the required fees. This application is available from Ms. Sonia Dottin at DEPM, 212-692-6149 or Sonia.Dottin@ellimanpm.com, or from the building website at 300w23coop.com.

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.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since December 2018: Thomas, Linda, and Kevin Buiocchi.

Happy Anniversary

Built in 1931, our beautiful art deco building we call home is 88 years old this year! Also the Board and residents of 300 West 23 Street would like to congratulate our incredible Resident Manager, Michael Ryan, on his upcoming nine (9) year anniversary on April 26, 2019. 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 nine years!

Elevator Modernization

We are on schedule! The NYC Dept. of Buildings (DOB) inspection is scheduled for Tuesday, March 26, 2019. This inspection will also determine the maximum person capacity for the cab in combination with the required maximum weight by code. If approved, Wednesday, March 27, 2019 would be dedicated to completing all necessary work (punch list items) supervised by our elevator consultant, VSA. Both passenger elevators would run together Thursday and Friday, March 28th and 29th. Over the weekend (starting Friday night 3/29), the modernized north elevator would be taken out of service while American Elevator technicians are not in the building. If all testing has gone well, the south elevator would be taken out of service Monday, April 1, 2019 to start its modernization.

While the south elevator is being worked on, only the newly modernized north passenger elevator will be running. There has been very little call for the

service elevator, so we are discontinuing its use during weekday rush hours.

Instead, it will be used only in the case that the single passenger elevator goes down. We anticipate, barring unforeseen problems, for the work on the south elevator to be completed approximately by Memorial Day. Again, we thank everyone for their patience and good-will as this project continues to completion.

Laundry Room Renovation

The new installation will require the laundry room to be closed starting Monday, April 1, 2019 at 11pm through Thursday, April 4, 2019 and should reopen sometime Friday morning, April 5, 2019.

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

Please join members of the Know Your Neighbor committee for our annual Spring Fling party on Thursday May 2, 2019 in the lobby from 7-9 pm. Come, meet, and catch up with your neighbors for delicious food and beverages ... the party is brought to you by members of the committee. For more information about the party and our upcoming meeting dates, please contact Ken Glass at the committee email: 300west23rdstreet@gmail.com.