

WINTER NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

Michael and the staff would like to take this opportunity to thank all of you for your wonderful generosity and share more fun facts about themselves! We wanted to know, what is the worst thing your mom or dad caught you doing growing up?

Michael - When I was 8, I rolled brown packing paper to smoke and it caught on fire and my mom clipped me on the ear!

Willy - My parents put me in a seminary after I wouldn't go to school to be an engineer and I ran away!

Agustin - Cut classes all the time and my dad gave me many good crackings!

Arnold (Chris) - When I turned 17, took my dad's car and got grounded big time!

Vincent - Cut school to have a party in the house and got grounded for weeks!

Noe - At 14, they caught me with beer and cigarettes at a NYE party and my dad hit me big time!

Oliver - Mom told me and my cousin to go inside, she left for work but really drove around the block, caught us back outside and whipped both of us!

Joel - Jumping up and down on the bed when my mom called me to dinner and I didn't realize a lamp fell on the bed and it caught fire...I was only 4...but this is one memory I will never forget!

Eddie - My mother caught my brother and I smoking weed when I was 12 and she wiped us with a belt and I never smoked again!

From the Board

The Board has enjoyed serving you throughout 2020 and we wish everyone a happy and healthy holiday season and prosperous New Year 2021!

Your Board of Directors:

Charlie Starner - *President*

Roxanne Klinger - *Vice President*

Nancy Gross - *Treasurer*

Chris Gembinski - *Secretary*

Brandon Teitelbaum - *Director*

Alan Momeyer - *Director*

Jon Medwick - *Director*

Coronavirus (COVID-19)

Neighbors, you are all aware of best practices for keeping yourself and others virus-free. So please continue to act as responsibly as possible for everyone's benefit by wearing masks whenever you are in any public areas of the building, keeping 6 feet physical distancing, and isolating yourself if you are ill. Your cooperation is especially important in making this 2020 Holiday season safe, healthy, and happy. You should have received a couple emails from the Board and Building Staff with Building Holiday Season Guidelines. Your Board, Michael Ryan and staff, and DEPM are all working together to promote the safety of our building and the good health of all.

Resident Manager and Staff

The Board and residents would like to take this opportunity to thank Michael Ryan and all the building staff on all their hard work, dedication, and continued progress of the building throughout the year, especially through these unprecedented times.

Maintenance

You now have received a letter dated November 24, 2020 slid under your apartment door (or mailed if you have an alternate address), emailed, and will also be available on the website shortly that there will be **NO maintenance increase effective January 1, 2021.**

We also wanted to bring to your attention that the building charges an annual operating assessment to all shareholders that is on the scale of about \$330,000. Every year, the assessed amount is divided by the total number of shares in the Cooperation to get a price per share. Each apartment is then charged based on the number of shares for their apartment. In years past and for 2021, there is an abatement, or credit, that goes to shareholders who qualify as NYC primary residents that largely offsets the cost of the assessment. Both the assessment and abatement credit typically appear on your June

Maintenance Statement. As the NYC Coop abatement program is set to expire on 6/30/2021, there is a good chance that it will not be extended going forward because of the financial crisis. This means shareholders that qualified for this annual tax abatement would no longer receive it and would have to pay their full annual operating assessment (this year coming to nearly \$9/share) as some shareholders are already doing because they do not qualify for the tax abatement. If not an abatement as we have been doing for many years, this would represent an increase of up to 8% of maintenance. We thought it was a good idea to bring this to your attention sooner than later so it doesn't come as such a huge surprise. The Board is discussing a few options to possibly "soften the blow" to shareholders in the first year without an abatement, likely in 2022. Once we receive further updates / confirmations from the New York State Department of Finance (NYS DOF), we will distribute that information to all of you.

Building Website

The Building has a website - 300w23coop.com - with complete and up-to-date forms and information for your convenience including: Applications for Purchase, Subletting, and Refinancing, Application for Film & Photo Shoots, Alteration Submission Package, Move In/Out Procedures, Work Order Procedures, House Rules, Terrace Guidelines, Financial Statements, Maintenance and Tax Letters, Emergency Contact Form, Building Staff and Board Members, and Newsletters.

Know Your Neighbor Committee

We know these can be tough times but the Know Your Neighbor Committee is here for our neighbors in the building. If you need assistance for any reason to help shop for groceries, pick up prescriptions, dog walking or help out in any other way, please contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com.