

# 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 are you afraid of?

Michael – *Loneliness.*

Joel – *Becoming my parents.*

Agustin – *Snakes.*

Arnold (Chris) – *Dying.*

Vincent – *The direction NYC, where I grew up, is going.*

Noe – *Not having a purpose in life.*

Oliver – *Drowning.*

Eddie – *Cockroaches.*

Joe – *Dying on an airplane.*

### From the Board

The Board has enjoyed serving you throughout 2021 and we wish everyone a happy and healthy holiday season and prosperous New Year 2022!

Your Board of Directors:

Charlie Starner – *President*

Roxanne Klinger – *Vice President*

Nancy Gross – *Treasurer*

Chris Gembinski – *Secretary*

Brandon Teitelbaum – *Director*

Jon Medwick – *Director*

Elizabeth Haynes – *Director*

### New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since September 2021: Samantha Fox Hollander and Joshua Hollander, Amanda Pace Youth and Logan Madison Pace, Theodore T. and Terry Levin Miller, and Betty and Howard Ochs.

### Coronavirus (COVID-19)

Thank you for continuing to act as responsibly as possible for everyone's benefit by continuing to wear a mask whenever you and your guests are in any public areas of the building. We will continue to revisit the policy and see when NYS/NYC decide to lift some of the policies. 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 & 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 19, 2021 in the mail, slid under your apartment door, and will also be available on the building website - 300w23coop.com - shortly that there will be a **3% maintenance increase effective January 1, 2022** which should run the building at a realistic operating budget due to the expected real estate tax increase, contractual union salary/benefit increases, and potential utility rate increases. The Board, building's accountant, team at DEPM, and building staff will continue to work conscientiously and carefully scrutinize all spending while seeking to maintain the quality of our living environment and protecting our investment. **Please remember, if you are currently on Auto-Payment for your monthly maintenance, you must adjust your 2022 payment amount to avoid a monthly late fee of \$50.00.**

### Energy Star Rating

As part of new NYC DOB (Department of Buildings) law, we are required to post the building's new Energy Star Rating (Building Energy Grade). This rating/grade is based on a NYC Benchmarking Law that requires building owners to annually measure their energy consumption through a process called benchmarking. Preliminary studies have shown that about 80% of a building's energy usage is attributed to individual apartments and the remaining 20% for building common spaces. So we all need to do our part in trying to conserve energy and water. For year two, we received an improved score and rating/grade of "61" and "C" versus the previous year was a "43" and "D"! The

NYC average is a "54" which is still considered a "D" rating/grade and 75% of buildings received a "C" or "D" rating. Keep up the good work in conserving everyone!

### Renovations/Alterations

If you planning any type of renovation/alteration or any work (anything from refinishing of floors, painting, renovating any part of kitchens and bathrooms, or combining/altering apartment layouts), please refer to the building website - 300w23coop.com - for the Alteration Submission Package and other complete and up-to-date forms, documents, and information for your convenience and/or contact Marylou Tapalla, DEPM Management Supervisor for Apartment Renovations, at marylou.tapalla@ellimanpm.com or 212-692-8421. Please be advised, all work will require a fully licensed and insured outside contractor that DEPM will need to review and approve before any work commences.

### Packages

Please be reminded that the doorman can only receive reasonably sized packages approximately 24 inch square or smaller. Larger deliveries, such as furniture, appliances, or any large delivery item must be coordinated with Michael Ryan, and will require insurance from the carrier. Larger packages cannot be held in the building so please make certain you are home or make the required arrangements for larger deliveries. Also when returning larger packages, please try to leave downstairs the day of pickup so not to be sitting in the lobby for days.

### Recycling

We have continued our recycling efforts to maintain the building and environment. This includes a separate container for ALL glass, plastic and metal and a separate container for ALL paper recycling at each floor's compactor/trash chute. In addition, we have located in the Laundry Room a plastic container in the front to recycle your old batteries, CD/DVD's, etc. In the back of the Laundry Room, you'll find the book/media recycling shelves, a recycle container for discarded electronic equipment and small electrical appliances and a separate donation container for clothes, shoes, and handbags. Recycling is mandatory and very important, so please do not discard any glass, plastic, metal or paper down the compactor/trash chute, only waste. **Please remember to SEPARATE and RINSE everything prior to putting into the SEPARATE recycle containers.**

### 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.