

# SPRING NEWS

300 WEST 23RD STREET OWNERS CORPORATION

## Did You Know?

The Building has a website [300w23coop.com](http://300w23coop.com) - with complete and up-to-date forms and information for your convenience including: Applications for Purchase, Subletting and Refinancing, Alteration Submission Package, Move In/Out Procedures, Work Order Procedures, Guest Forms, House Rules, Terrace Guidelines, Financial Statements, Maintenance and Tax Letters, Emergency Contact Form, Managing Agent, Building Staff and Board Members, and Newsletters.

## From the Managing Agent

As recently received, DEPM issued a letter and protocols in the event of a potential STRIKE by building service employees since the collective bargaining agreement between the Services Employees International Union, Local 32B-32J, and the Realty Advisory Board on Labor Relations Incorporated expires at midnight on Wednesday evening April 20, 2022 after its current four-year contract. A failure to reach a settlement before that deadline means that a STRIKE by your unionized employees is a possibility. This contract covers all the employees in the building except the resident Manager, Michael Ryan, whose contract expires on June 20, 2022. While we hope that a strike can be averted, we will be fully prepared to cope with whatever difficulties may arise in the event that one does occur. We also believe, as do the members of the Realty Advisory Board Negotiating Committee that the best and most efficient motivation for a quick settlement is an effective contingency plan and that is why we provided you and your building residents with a separate letter and protocols. If you have any questions or need any additional information, please contact your Account Executive at DEPM, Amelia Ahne, at 212-692-6156 or [Amelia.Ahne@ellimanpm.com](mailto:Amelia.Ahne@ellimanpm.com).

## Our Condolences

We extend our deepest sympathy to the families and friends of longtime residents: Marian Dale of apt. 6M, Edward Kirkland of apt. 16A, and Margaret Kaplan of apt. 17K. Marian, Edward, and Margaret were all dear friends, lovely neighbors, and their losses have impoverished us all. Margaret would have been in apt. 17K for 70 years this May, she was just a young lady when she moved into 300 when the building was only 20 years old! And by the way, Marian, Edward, and Margaret were all nonagenarians.

## New Neighbors

Please join your Board of Directors in welcoming all of the new shareholders who have joined us since December 2021: Christy White and Philip Corp, Stuart Katz, and Arturo Aguilar.

## 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. Your Board, Michael Ryan and staff, and DEPM are currently conferring to determine if we are going to revise the COVID protocols keeping in mind the safety of our building and the good health of all.

## Happy Anniversary

Built in 1931, our beautiful art deco building we call home is 91 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 12-year anniversary on April 26, 2022. 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 12 years!

## 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.

## 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 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.

## Know Your Neighbor Committee

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](mailto:300west23rdstreet@gmail.com).