

SPRING NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

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, 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

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 our Resident Manager, Daniel Djelaj) 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 home.

www.300W23COOP.com

Our Condolences

We extend our deepest sympathy to the families and friends of longtime residents: Benjamin Charvat of apt. 9H, and to Michael Avedon of apt. 15N. Benjamin and Michael were dear friends, lovely neighbors, and their losses have impoverished us all. Our heartfelt condolences go out to Benjamin's brother Peter Charvat, and Michael's son Kris Avedon and daughter Michelle Volberg.

New Neighbors

Please join your Board of Directors in welcoming all of the new shareholders who have joined us since Dec. 2022: Lucas Martin & Laura Cole, and Charlotte Tessa Thompson.

New Resident Manager

Let's all welcome our new resident manager, Daniel Djelaj, to 300 West 23 Street! We believe he will be a great addition to our team, and that he will ensure first-rate service for our Shareholders and Residents.

Michael Ryan's Retirement

Join us again in thanking Michael for his 13 years of service and wishing him and his wife Joan all the best as they enter the next phase of their life. He has sure made a huge impact and impression on the building and all of our lives throughout the last 13 years!

Happy Anniversary

Built in 1931, our beautiful art deco building is 92 years old this year!

Spring Cleaning

Daniel and the staff will be starting their annual spring cleaning including 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 all the building staff on their hard work, dedication, and great efforts to update and keep the building clean.

Know Your Neighbor Committee

The Know Your Neighbor Committee is here for our neighbors in the building. For more information about the Committee, please contact Ken Glass at: 300west23rdstreet@gmail.com.

Major Capital Improvement Projects

Building Exterior - As we are all too aware by living under sidewalk sheds, the work on the Building's Exterior continues. You may recall that we are subject to NYC DOB (Department of Buildings) Local Law 11 1998 (LL11), an inspection and repair program designed in 5 year cycles to prevent any future injuries or deaths from pieces of building facade falling onto the streets and sidewalks. SWARMP (Safe With A Repair and Maintenance Program) identifies conditions that are "unsafe" requiring immediate repair / protection which mandate the immediate use of sidewalk sheds that must remain up until these "unsafe" conditions are repaired and signed off by the NYC DOB.

As mentioned in the Autumn 2022 newsletter, we will not be able to undertake any substantial work before Spring 2023. While staging and rigging has already been set up, we are waiting on NYC DOB approvals and permits, expected shortly, before we can start work. Once work begins in earnest, we anticipate completion in about 3 months.

Boiler Replacement - After much discussion with our outside professionals who installed the first new boiler, it was decided to keep one of the old boilers temporarily working in conjunction with the new boiler until the weather gets warmer and we are out of the heating season. We are anticipating the replacement of the second boiler will start in April and hopefully be completed by the end of May 2023.

Laundry Room - This project started on February 13, 2023. They are making great progress on the changes and upgrades required to stay in compliance with new NYC regulations and codes. We are hoping for completion and reopening of the facilities earlier than mid-May, the 10-12 week estimated shutdown of the laundry room.