

WINTER NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

Joel 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's the worst gift you ever received as a kid during the holidays?

Joel – *A very nice sweater (if it was for an adult) when I wanted Star Wars toys!*

Agustin – *I put out milk & cookies for Santa (my dad), woke up to an empty glass & cookies eaten, and NO presents (dad forgot)!*

Arnold (Chris) – *Uncle asked and didn't get me what I wanted and just got me socks & t-shirts!*

Vincent – *Ugly Christmas sweater when I wanted Air Jordans!*

Noe – *Cheap socks from a family member when I wanted Teenage Mutant Ninja Turtles...cowabunga dude!*

Oliver – *Learning books when my cousin was getting the Nintendo that I wanted!*

William – *Really ugly sweater and I wanted a video game!*

Manny – *Leftover change in a cup holder from my uncle!*

From the Board

Your Board has enjoyed serving you throughout 2023 and we wish everyone a happy and healthy holiday season and prosperous New Year 2024!

Your Board of Directors:

Charlie Starner – President

Elizabeth Haynes – Vice President

Nancy Gross – Treasurer

David Baker – Secretary

Chris Gembinski – Director

Jon Medwick – Director

Jamie Li – Director

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since September 2023: Callum Brazier.

Resident Manager & Staff

The Board and residents would like to take this opportunity to thank Joel Powers and all the building staff on all their hard work, dedication, and continued progress of the building throughout the year.

Maintenance

You now have received a letter dated November 15, 2023 in the mail, emailed to you, and will also be available on the building website – 300w23coop.com – shortly that there will be a

4.4% maintenance increase effective

January 1, 2024 which should run the building at a realistic operating budget due to the expected real estate tax increase, contractual union salary/benefit increases, building insurance increase, 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 2023 payment amount to avoid a monthly late fee of \$100.00.** If have any questions or need additional information, please contact Daniel Gubitosa of DEPM at 212-692-8350.

Outdoor/Street Side Dining

Regarding the Asuka Japanese Restaurant outdoor/street side dining structure, NYC has proposed a timeline, rulemaking, and program implementation for these dining structures for sidewalk and roadway setups. Starting 10/20/23 they published proposed rules; 11/20/23 there was a public hearing; December 2023 they will be publishing final rules. January 2024 they will begin accepting applications and Spring 2024 new setups begin operation. From our understanding, restaurants wanting to continue street side/roadway outdoor dining will be required to either opt-in to have the structure up only from April through November and then remove from December through March or remove the outdoor structure altogether. In addition, there will also be design, size, and no more fully enclosed limitations if the restaurant opts-in for the erecting and removal each year.

Renovations/Alterations

If you are 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.

Large Deliveries/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 Joel Powers, 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 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

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 in any other way, please contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com.