

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, Joel Powers) 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.

Our Condolences

We extend our deepest sympathy to the families and friends of longtime residents Pearl Miller of apt. 19G and Jon Medwick of apt. 15D. Pearl and Jon were long-time neighbors whose loss will be felt by our community. Jon also served as a Director on both the Coop and Condo Board for many years. Our heartfelt condolences go out to Pearl's husband Larry Miller, and to Jon's mother, brother, and girlfriend Jolie Peng.

Memorial Service for Jon Medwick will be held on Sunday, April 7, 2024 at 4:00 PM at Riverside Memorial Chapel, 180 West 76 Street (at Amsterdam Avenue). Donations in Jon's memory may be made to American Foundation for Suicide Prevention (afsp.org).

Happy Anniversary

Built in 1931, our beautiful art deco building we call home is 93 years old this year!

Spring Cleaning

Joel 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 again to congratulate Joel Powers as our new Resident Manager and our wonderful new addition,

Pavel (Paul) Salmin, as Handyman. We would also like to thank all the building staff on their hard work, dedication, and great efforts to update and keep the building clean.

Exterior Project

The end is near! All of the work required by Local Law 11 Cycle 9 Unsafe and SWAMP work has been completed. Therefore, our building engineer, Rand Engineering & Architecture, has started to prepare the required report to be submitted to the Department of Buildings (DOB) for review and sign-off. This process can take up to 2 to 3 months. Once we receive the DOB sign-off, the sidewalk bridges can finally come down, likely in the next couple months. The delay of removing the sidewalk bridges actually works to our benefit since in the past couple months, we have had several new exterior leaks whose repair will require the sidewalk bridges. We are hoping we will be able to rectify these new leaks in this DOB review period, weather permitting.

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 the committee email address: 300west23rdstreet@gmail.com.