

# 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 your hidden talent?

Joel – Cooking

Pavel (Paul) – Cooking

Agustin – Loves to make toys

Arnold (Chris) – The kid whisperer

Vincent – All City basketball player

Noe – Funny drawings & caricatures

Oliver – Drawing

Manny – Graphic design

Kevin – Irish step dancing

### From the Board

Your Board has enjoyed serving you throughout 2024 and we wish everyone a happy and healthy holiday season and prosperous New Year 2025!

Your Board of Directors:

Charlie Starner – President

David Baker – Vice President

Nancy Gross – Treasurer

Jamie Li – Secretary

Chris Gembinski – Director

Elhav Weinstein – Director

David Perlman – Director

### 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, 2024 in the mail, emailed to you, and will also be available on the building website – 300w23coop.com – shortly that there will be a **2.95% maintenance increase effective January 1, 2025** 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 2025 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.

### Major Capital Improvement Projects

Exterior Building Work – As announced at the Holiday Party, all of the work required by Local Law 11, Cycle 9 Unsafe and SWAMP work has been completed and the building has received the approval / sign-off from the DOB (Department of Buildings). The sidewalk bridges are now scheduled to finally come down starting Thursday, December 26, 2024 (weather permitting) and then the wicked witch is finally dead!

Rand has completed the inspection work (IRA, industrial rope access, which is a hands-on drop) for the next 5-year cycle of Local Law 11 that begins at the end of February 2025. A few items were found to repair and thankfully the sidewalk bridges were still up, so we were already able to address and repair them. Hopefully once this report is submitted to the DOB, they will review and agree to approve / sign-off. If so, the next five years could be scaffold & sidewalk-bridge free!

Building Front Door – As you may know, many capital projects take time to coordinate and get approved to proceed. The new building front door is being built and hopefully should be in place by the end of January 2025.

### 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/Composting

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 discard 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.

We were informed by a letter in the mail and also by email, that the new Local Law 85 now requires us to compost. Composting includes All leaf and plant waste, food scraps, and food-soiled paper products. This includes fruits, vegetables, meats, bones, dairy, prepared foods, soiled napkins and paper towels, tea bags, coffee filters, and uncoated soiled paper plates and pizza boxes. Do not compost recyclable materials and diapers, personal hygiene products, animal waste, wrappers, non-paper packing, and foam products. Please bring your compost down in an appropriate sealed bag designed for composting to the Basement where the sealed bin will be located outside the compactor room in the middle of the hallway. This is available every day from 9:00 AM to 4:00 PM.