

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 family and friends of longtime resident Elliott Zucker of apt. 4J. Elliott was a long-time neighbor who loss will be felt by our community. Our heartfelt condolences go out to his daughter Gaby Zucker, who he adored.

Happy Anniversary

Built in 1931, our beautiful art deco building we call home is 94 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 to thank our Resident Manager, Joel Powers, and all the building staff on their hard work, dedication, and great efforts to update and keep the building clean.

Building Front Door

If all goes well, we should finally have a new building front door by the end of April!

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 Food Waste (includes fruits, vegetables, meat, dairy, bones, and prepared foods), Yard Waste (includes leaves and other yard waste), and Food-Soiled Paper (includes tea bags, coffee filters, napkins, and paper plates). Do not compost recyclable materials and diapers, personal hygiene products, animal waste, wrappers, non-paper packing, and foam products. So please acquire and use green compost bags to place food, yard, and soil-stained paper to bring down to the Basement where the sealed bin will be located outside the compactor room in the middle of the hallway. The bin is available every day with NEW HOURS from 8:30 AM to 10:00 PM. Fines for non-compliance are scheduled to start in Spring 2025.