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SLEEP TIGHT. DON'T LET THE BED BUGS BITE...

Many buildings across the city have been affected by the heavily publicized bedbug outbreak. For months, Midboro has been proactively seeking information about the recent resurgence so we can be as prepared as possible if your building becomes affected.

Every Midboro superintendent has attended a bed bug seminar at our corporate office, presented by one of the premier exterminating companies in the city. Your superintendent is well equipped and well educated to handle any suspicion of bed bugs quickly and diligently. Midboro maintains and continues to grow relationships with the top bedbug exterminators in the City, all of which stand ready to assist in combating any bedbug problem.

It is extremely important to note that there is no stigma attached to having bedbugs and no one should be shy to report it. We all read daily that the bedbug epidemic is here to stay, and anyone can pick up a bed bug during their travels to and from the building.

That being said, it is imperative that you contact your account executive and superintendent as soon as you suspect bed bugs may be in your apartment. You are not alone and we will act and tackle the problem as a team. Bed bugs spread so quickly that your building will need to ensure that your apartment, as well as all adjacent apartments, get inspected and treated as necessary.

The bed bug crisis is manageable as long as you, your building, and Midboro act quickly. Thank you in advance for helping us keep your building bed bug free!

THE TOP TEN NOT SO FUN FACTS ABOUT BED BUGS:

1. Bed bugs were once a part of daily life hence the phrase "Sleep tight, don't let the bed bugs bite". A powerful chemical, DDT, eliminated almost all bed bug issues in the United States. Eventually, DDT and other types of chemicals were prohibited and the presence of bed bugs slowly increased to where it is today.
2. Some experts believe that bed bugs may affect women more than men. This could be due to different skin reactions and/or body temperature differences.
3. Bed bugs tend to bite at night when people are sleeping and dormant.
4. Inspecting creases and crevices in your mattress and bed frame is recommended.
5. Hepa vacuuming these areas, along with a regular cleaning and vacuuming schedule, will help in the prevention of a bed bug infestation.
6. Depending on the size of your apartment



and infestation, it may only take a few hours to inspect and do an initial treatment. You will most likely be able to stay in the apartment that night.

7. Bedbug detection dogs are being used to confirm a bedbug flare-up. Heat (in the form of dry steam) as well as "human safe" chemicals are two ways in which the bed bug specialists have been treating infestations successfully.

8. Placing your luggage in garbage bags when you get home and storing it away from your bed could be helpful.

9. Hiring an exterminator for inspection or treatment before signs of bedbugs is not recommended.

10. If you would like to take extra precautionary measures, certain bed bug certified products can be purchased through extermination companies such as mattress/boxspring covers, pillow covers, vacuums, and luggage spray.

HOUSTON, I THINK WE HAVE A PROBLEM...

It is perfectly normal to be on edge about bed bugs, but how do you know if you really have a problem or if your mind is playing tricks on you? Fortunately there are several ways that you can be your own best defense against these pests.

1. Know the enemy: Bed bugs are small insects that feed primarily on human blood. They start out as poppy seed sized, almost transparent critters and grow to about the size of an apple seed. By the time they are adults, bed bugs have developed their trade-mark rusty red color. Females can lay between 200 and 500 eggs in her lifetime, which can be as long as a year.

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2. How They Move: Bed bugs do not have a specific pattern of movement. They tend to strike humans more at night when we are asleep in bed. People may notice bloodstains or droppings on mattresses and sheets or even in crevices of furniture. Sometimes these markings may be found on walls and baseboards. Bed bugs usually travel in an area 10-20 feet around where people sleep and sit.

3. The Attack: Most people do not feel a bed bug bite. Many only suspect a problem after strange welts or bumps are discovered on their skin. These marks also resemble other insect bites and are not indicative to bedbugs. The most important thing to remember is that bed bugs **ARE NOT** known to spread disease.

4. The Best Defense is a Good Offense: There are some very easy ways to prevent bed bugs from getting into your home.

- Do not bring furniture or other items found on the street into your home.
- When traveling, inspect your hotel room for signs of bed bugs and keep suitcases off the floor. Before you return home, inspect your luggage.
- If you think you may have a bed bug problem, wash and dry your clothes on a hot setting or store items in a sealed plastic bag until you can.

5. Declare War: If you believe that bed bugs are in your home, the best way to begin treatment is to contact your superintendent and Midboro so that we can immediately activate our bed bug response program. Our expert consultants should be able to resolve any bed bug problem in the span of two treatments, approximately 10-14 days apart. By using various forms of treatment ranging from dry steam to freezing techniques, bed bugs do not stand a chance. All methods of treatment are safe for humans and you can usually be back in your home within several hours. One thing to note, fogging treatments are rarely used because they will only force the bed bugs to migrate.

For more bed bug information and tips, the New York City Department of Health has created a website devoted to education and prevention. Simply go to <http://www.nyc.gov/html/doh/html/vector/vector-faq1.shtml> for details. Additionally, www.paktight.com, also offers helpful tips and products for preventing bed bugs.

WE ALWAYS LIKE TO HEAR FROM YOU...

Please send your comments & questions about topics you would like discussed in future issues to:

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SUMMER'S OVER! HERE ARE SOME USEFUL REMINDERS:

INSURANCE

The building's insurance policies cover only the building itself and do not cover the personal property of residents against damage or theft. The building's policies also do not cover residents for liability should any guest/visitor injure themselves inside a resident's apartment or should a toilet or bathtub overflow and damage your or another apartment. To protect yourself against these calamities, you must rely on your own homeowner's or tenant's insurance. We urge you to obtain a policy and renew it each year. One can obtain insurance coverage for a reasonable cost.

IMPROVEMENTS & ALTERATIONS

If you are considering having work done in your apartment, it is imperative that you contact your account executive at this office. Minor work, such as painting, may require an alteration or decorating agreement and definitely proof of vendor's insurance coverage. These guidelines

WHO IS RESPONSIBLE FOR YOUR REPAIRS?

Shareholders and unit owners have sometimes sustained damage to their apartments through no fault of their own, e.g., a neighbor's bathtub overflows, a pipe bursts in a wall or there's a leak coming from the apartment next door. The costs for repairs can take a toll, both financially and emotionally. Therefore, it is important to know which rules apply when determining responsibility for unexpected repairs to your home.

Co-ops and Liability

In most co-ops, the proprietary lease states that a shareholder is responsible for maintaining and repairing the interior of the apartment, and the co-op is obligated to maintain all other areas of the building. Exposed pipes inside the apartment, wiring, lighting electrical fixtures, appliances, meters, fuse boxes, circuit breakers and junction boxes are the shareholder's responsibility. The co-op is responsible for the gas, steam, water and other pipes or conduits within the walls, ceilings or floors.

Moreover, if your apartment has been damaged by fire or any other cause covered by the multi-peril insurance policies commonly carried by co-ops, then it is again the co-op's responsibility to repair or replace the "apartment," which may include walls, floors, ceilings and , pipes, wiring and conduits. What these policies do not do is

are set up to protect you and your neighbors. Remember, the governing documents of your building require Board approval for renovations and alterations.

Smoke/Carbon Monoxide Alarm Maintenance

Test all alarms at least once a month, even if your alarm uses a long-life battery. Replace batteries twice a year. "Chirping" alarms are a warning that the battery is low. Replace the battery immediately. Clean your smoke alarm by dusting and vacuuming.

Air-Conditioner Removal

Please use extreme caution when removing your A/C units. Your building may have a specific policy regarding A/C removal so please check with your superintendent first and contact your superintendent or management team should you require assistance. If you are removing an A/C unit and have a child under the age of 11, you must notify management or your Superintendent if window guards are not installed.

replace equipment, fixtures, furniture, improvements or decorations installed by the shareholder. The co-op, however, is not required to repaint, replace wallpaper or even refinish floors.

Supplementing the Coverage

The most comprehensive means of avoiding additional losses in a coop or condo is by taking out a homeowner's insurance policy. Most of these policies cover the fair market value of the loss to personal property, including clothes and furniture, paint, wallpaper and flooring. For a slightly higher premium, you can purchase a "replacement value endorsement" policy that will provide additional funds for repairing all damaged items at the time of loss.

Condos and Liability

In Condominiums, the rules governing repairs are found in the By-Laws, usually in the section titled "Maintenance and Repairs", the Declaration of the Condominium, which defines the Units, the Common elements, the Limited Common Elements, and the 'Definitions' Exhibit to the Declaration. In general, the unit owner would be responsible for the maintenance and repair of everything within the unit, other than common elements and limited common elements. In addition, in New York City, the Multiple Dwelling Law, Housing Maintenance Code, Building Code and Health Code are all applicable to condo and co-op units.