



**THE CO-OP & CONDO COMMUNICATOR**  
 Midboro Management, Inc.  
 148 West 37th Street 8th Floor New York, NY 10018  
 Tel: (212) 877-8500 Fax: (212) 875-0808

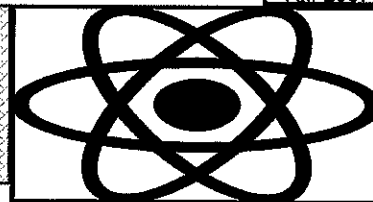
Fall 2007

**A Message From  
Gary Ziprin, CFO**

We are happy to report, we have completed our upgrade to a new state-of-the-art property management system which will revolutionize our ability to serve you. All answers to your questions about your monthly billing statements will be at our fingertips and then at your fingertips as we instantly e-mail to you documents such as a copy of your current or prior billing statement, a history of your billings and payments, or a copy of an invoice for a repair performed in your apartment.

If you use a third party payment service, please notify them at your leisure, but no later than November 30, 2007, of your new account number, located on your bill, as well as the new return PO Box address. For the time being, the prior PO Box as well as the prior 8-digit tenant number will suffice. As indicated on your billing statement, the PO Box address is PO Box 3035 Hicksville, NY 11802-3035.

**October is Fire Safety Month**  
**Fire Department: City of New York Fire**  
**Safety Education**



Electricity

Two-thirds of all electrical fires begin in plugs or cords on appliances such as refrigerators, air conditioners, or lamps. Frayed cords expose the electrical wires that spark on contact with each other or anything that can ground the electrical current.

Overloaded electrical outlets are one of the major causes of residential fires. When too many lights and appliances are attached to the electrical system, it will overload and then overheat. The heat causes the wire insulation to melt and ignite, resulting in an electrical fire.

Special attention should be given to large appliances that use high wattage, such as air conditioners, refrigerators, irons, microwave ovens, dishwashers, and deep fryers. Avoid plugging them into the same outlet or circuit. Most electrical fires can be prevented. Take the proper safety measures and regularly check your electrical appliances, cords, and outlets.

- Use light bulbs with the appropriate wattage for the size of the light fixture. A bulb of too high wattage may lead to overheating and fire.
- Extension cords are only for temporary use. Most cannot carry as much current as permanent wiring and tend to overheat.
- Protect all electrical cords from damage. Do not run cords under carpets or rugs, around objects or hang from nails.
- When purchasing an electrical appliance such as a toaster or coffee maker, be sure that the equipment that has the Underwriters Laboratories (UL)Mark. The UL mark shows that the product has been safety tested.
- Inspect appliances regularly to make sure they operate properly. If an appliance begins to operate with a

different smell, or makes unusual sounds or the cord feels warm to touch, pull the plug and discontinue use. If burning or smoking occurs from the appliance, call the Fire Department (911).

- Never use an appliance with a damaged cord. Be sure to use three-pronged electrical devices in three-pronged outlets. If three prong-outlets are not available in your home, purchase a three-prong adapter from any hardware store.
- Give televisions, stereos and computers plenty of air space clearance so they won't overheat.
- To prevent overloading, never plug more than two appliances into an outlet at once or "piggyback" extra appliances on extension cords or wall outlets. Use only outlets designed to handle multiple plugs.

*(Continued on page 2)*

**ENJOY THE UPCOMING HOLIDAY SEASON SAFELY...**

**Children and Window  
Cord Safety**

If there are children in your home, make sure your blinds, shades or draperies were made in 2001 or later, or replace them with today's safer window coverings. For more information on window cord safety and your children, please go to:  
[www.windowcoverings.org](http://www.windowcoverings.org)

**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 warning that the battery is low. Replace the battery immediately.
- Clean your smoke alarm by dusting and vacuuming.

**Dryer Vent Safety-  
A Potential fire hazard**

According to the Consumer Product Safety Commission, any vent over 25 feet is considered a fire hazard and installation of a "booster fan" is suggested. If you would like to learn more about preventing dryer fires, visit  
[www.dryerventwizard.com](http://www.dryerventwizard.com)

**Air-Conditioner Removal**

Please use extreme caution when removing your A/C units this Fall. Please contact your Super 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 Super if window guards are not installed.

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**A Little Reminder About our Voice Mail...**

For those times when the lines are answered by voice mail, rather than the receptionist -- primarily after work hours or on weekends -- you can always call your managing agent by dialing his or her extension.

**We Always Like to Hear From You...** Please send your comments and questions about topics you would like discussed in future issues, to:

**Michael J. Wolfe**  
**(212) 877-8500 extension 202**  
**[mwolfe@midboro.com](mailto:mwolfe@midboro.com)**

**FOR THE FIRST TIME...**

**Daylight Saving Time will be in**  
**November**

Be prepared on Sunday, **November 4th** and get ready to "fall back". For interesting fun facts and historical information about the topic, surf to:

<http://webexhibits.org/daylightsaving/>

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All wiring systems have circuit breakers or fuses that disconnect power when circuits become overloaded. This is a safety feature to prevent overheating. When a fuse or circuit breaker trips, find the cause and correct it. Never use oversized fuses or foil wrap a fuse or substitute a fuse with a penny. This will cancel the safety device designed to prevent overheating and cause a fire.

**If your electrical outlet is hot to the touch, unplug all appliances and have the wiring inspected as soon as possible.**

Issued by FDNY-Office of Fire Safety Education & Office of Public Information  
[www.nys.gov/fdny](http://www.nys.gov/fdny) or [www.fdnvfirezone.org](http://www.fdnvfirezone.org)

**NEW YORK STATE STAR REBATE**  
**PROGRAM**

**A message from the Council of New York**  
**Cooperatives & Condominiums**

Home Owners throughout New York State who are registering for the Star program in their primary residence recently received a notice from the State about its 2007 Middle Class STAR rebate program.

To qualify, each home owner must complete FORM DTF-179 or register online by November 30, 2007. Registration includes providing access to your 2005 Income Taxes. Many people have disregarded this notice, which provided them with the code necessary for quick online registration (the rebate check comes surprisingly quickly thereafter!) For more information call 1-877-678-2769 or read about the Middle Class STAR Rebate on the State Tax website at [www.nystax.gov](http://www.nystax.gov).

\*\*You can also find important links on our homepage of [www.midboro.com](http://www.midboro.com), including all NYC tax credit links and Middle Class Star information.

**[www.midboro.com](http://www.midboro.com)**

**MIDBORO WEBSITE**

We are constantly enhancing features to our website to give you access to the information you want instantaneously. Please ask your account executive for your log-in and password and explore our website for up to date information about your building. You may also wish to take advantage of our Online Maintenance Payment Option. We value the time of our residents and believe this feature will be a tremendous benefit to all of the unit owners.

**IMPROVEMENTS &**  
**ALTERATIONS**

If you are considering having work done in your apartment, it is imperative that you contact your account executive at this office. We wish to protect you and your neighbors. Therefore, something considered minor such as painting requires an alteration agreement and proof of vendor's insurance coverage. Remember, your Proprietary Lease requires Board approval for renovations and alterations.

**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.

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