



THE CO-OP & CONDO COMMUNICATOR

Midboro Management, Inc.

Management Company of the Year



www.midboro.com

A Message from... Gary Ziprin

Safeguarding Your Building's Funds

Ever since the current crisis plaguing the financial services system, Midboro has been evaluating the safety of your funds and investments in the operating and reserve accounts.

Capital One – The buildings' operating accounts are set up at Capital One. The top ratings services currently rate Capital One's financial condition as sound. Capital One assures us that their exposure to sub prime mortgages and other risky investments are minimal. We continue to monitor the ratings to ensure that the buildings' funds are secure.

Brokerage Firms-The risk exposure to reserve fund accounts at the major brokerage houses such as Smith Barney and Merrill Lynch is minimal as well. Unlike banks, brokerage houses are required to segregate their customers' accounts from their own funds. In the event of theft or fraud, brokerage accounts are protected by what is known as SIPC insurance up to \$500,000.

Money Market Mutual Funds-The recently-announced guarantee by the US Treasury to protect the value of money market reserve fund balances will be in force until September 19, 2009.

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Who said it's not easy being GREEN?

The Talk of the Town: Being Green...

Last year, Mayor Bloomberg launched PlaNYC, an environmental conscious initiative. This year you can find a list of 10 GreenNYC Tips on the PlaNYC's homepage: <http://www.nyc.gov/html/planyc2030/html/home/home.shtml>:

1. Switch to Energy Star qualified Compact Fluorescent light bulbs. Energy Star uses 75% less energy than traditional incandescent bulbs and last ten times longer. Less energy used means a lower electric bill.
2. Buy Energy Star appliances.
3. Don't Air Condition an Empty Room. Don't air condition an empty room. Air conditioners are one of the largest consumers of electricity. Be sure to shut-off your air conditioner when you're not at home and manually set the thermostats and timers found on

newer models. Also, using shades to help cool your home substantially reduces the amount of time your air conditioner needs to run.

4. Unplug chargers and appliances when not in use. In the average home, 40% of electricity used to power home electronics is consumed while the products are turned off but still plugged in. Make sure to unplug chargers and appliances when you are not using them.

5. Switch to a green energy provider. If just 10% of New Yorkers purchased green power it would prevent nearly three billion pounds of CO2 from entering the atmosphere each year. New Yorkers can easily sign up for green power by going to poweryourway.com ***Your property manager will be discussing this with your Board***



2008

6. Walk or take public transportation. You can eliminate 1600 pounds of greenhouse gases a year just by leaving the car at home twice a week. Go to mta.info to find the easiest way to get around the City using public transportation. And for bikers, visit the Department of Transportation or call 212-NEWYORK to get the New York Cycling Map.

7. Recycle your glass, metal, paper and plastic. Reduce, Reuse, and Recycle.

8. Bring your own cloth bag to the grocery store. Petroleum is used to produce the millions of plastic bags consumed in the City each year. Each cloth bag you use has a potential to eliminate an average of 1000 plastic bags in its lifetime.

9. Use green cleaning products.

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QUICK TAKES...

Daylight Saving Time

Remember to turn your clocks back on Sunday morning, November 2nd.

Halloween

Halloween falls on a Friday this year. If applicable, please sign up with your front desk or other signing areas if you would like trick-or-treaters.



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. Please 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.



Management Company of the Year!!!

NYARM honored Midboro at their 50th Anniversary Awards Celebration.

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This protection will cover money market accounts in existence as of September 19, 2008. Midboro will direct all additional funds that are placed in money market reserve accounts after September 19, 2008 to either FDIC-insured or US Treasury money market funds. These investment options provide increased protection of your liquid assets. A US Treasury money market fund can only invest in US Treasury obligations. US Treasury Securities are and have always been backed by the full faith and credit of the US government. In the case of FDIC insured money market accounts, the brokerage firms use multiple banks. Once the balance in one bank approaches the FDIC limit of \$250,000, additional funds are placed in another bank. For example, if your building's reserve fund balance is \$750,000 your funds would be placed in three banks. In addition to these investment options, funds can also be placed in FDIC CD's. No doubt the U.S. economy is experiencing some very difficult times, but with continuous due diligence and planning, we should be able to weather the storm.

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. Minor work, such as painting, may require an alteration or decorating agreement and definitely proof of vendor's insurance coverage. These guidelines are set up to protect you and your neighbors. Remember, the governing documents of your building require Board approval for renovations and alterations.

To comply with N.Y.C. law, all rooftop water tanks have been drained, cleaned and refilled.

Heat Requirements in NYC

Time	Outside Temp	Apt Temp
6am-10pm	Below 55°F	68°F or above
10pm-6am	Below 40° F	55°F or above

Tips to Ensure Proper Heating

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Many cleaning products contain chemicals that can damage the environment and impact human health. Some ingredients in commercial cleaning products can be irritating to eyes and skin, and may cause chronic health problems, especially in small children. Green cleaning products are just as effective without the risks. Go to greenchoices.org for more information on choosing cleaning products for your home.

10. Switch to paperless bank statements and online bill paying. Log on to your bank's website and enroll in their paperless banking program. If every home in the US viewed and paid bills electronically, the country would save 18.5 million trees and avoid 2.2 billion tons of toxic air pollutants. And if you want to reduce the junk mail you receive, visit <http://www.nyc.gov/html/nycwasteless/html/home/home.shtml> to remove your name from the mailing lists.

If your apartment feels too cold, check your bathroom or kitchen faucets to see if you have hot water. If you do, it means the central heating system is on and working. This indicates that the problem is localized, and probably within your apartment. If the problem is localized, inspect your apartment and look for the following:

- a) Make sure the shut off valves on each radiator or coil unit are in the fully open position.
- b) Make sure all windows are fully closed and in the locked position.
- c) Remove window a/c units, or cover them with heavy gauge plastic. If there are drafts through any a/c sleeves, seal or cover them with heavy gauge plastic.
- d) Move furniture away from radiators or heating coils to avoid blocking heated air.
- e) Built-in cabinetry around a radiator or heating coil blocks the flow of heated air and if your apartment is cold you may have to consider removing the built-in cover.
- f) If you have a fan blowing cool air in a coil unit while the heat isn't cycling you probably need to install a new aqua stat.
- g) If you have too little or too much heat, report the heat complaint to your superintendent/resident manager, and to Midboro.