



2008



THE CO-OP & CONDO COMMUNICATOR

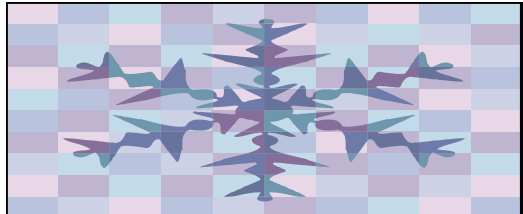
Midboro Management, Inc.

Winter



2008

Lead Paint and Window Guard Notices Information	 Safety and Security During the Holiday Season 	
<p>Each year, Midboro distributes combination window guard/lead paint notices in January, as required by law. You should receive it within the same envelope as this newsletter and your January maintenance bill. Though these notices are distributed in its standard form, please note the following regarding the lead paint section of the form and how it applies to cooperatives and condominiums:</p> <p>The provisions of Local Law 1, which discuss lead paint regulations, do not apply where title to a multiple dwelling unit is held by a cooperative or condominium owner and the shareholder/unit owner of record or his or her family occupies the unit. The law does however apply to cooperative or condominium units occupied by a tenant or subtenant.</p> <p>Each year, many shareholders/unit owners are concerned that they need a lead paint inspection by law. This is not the case. Shareholders and unit owners are only obligated to inspect for lead paint if they have a subtenant in residence.</p> <p>Under the window guard law, owners must properly install approved window guards on each window in an apartment occupied by a child 10 years of age (under 11) or younger. Exceptions are windows that open onto a fire escape or are located on the first-floor and are used as a means of egress from the building. The window should not open more than 4½ inches above the top of the window guard. If you have more than a 4½ inch gap between your window guard and window, please contact your superintendent immediately.</p> <p>It is important that every shareholder/resident complete and return the notice to Midboro Management, Inc. as required by law. <u>The law requires us to report to the Department of Health all those who fail to return the forms.</u></p>	<p>During the holiday season we remind the building staff of the fire and safety precautions to ensure that your building remains a safe and delightful place during the holidays.</p> <p>One of the most important safety principles is: <i>Making sure that each guest is properly identified and announced before being admitted into the building.</i></p> <p>Our staff will be reminding residents of the following holiday safety tips:</p> <ul style="list-style-type: none"> • Dispose cartons, paper products and Christmas trees in a responsible manner. The staff will assist residents with disposing of them in areas set aside for this purpose. 	<ul style="list-style-type: none"> • Make sure that decorative lights are turned off before going to bed. • Make sure artificial trees are fire-proofed or pre-treated with a fire retardant application. • Use only electric lighting on trees; discard old lighting sets with worn wiring or sockets; avoid leaving lit candles close to trees. • Make sure curtains or drapes are at least 10-inches away from the lights when using decorative lighting around windows. <p>We look forward to an exciting and productive 2009. As always, we welcome any comments or questions that you may have with respect to our services or the industry in general.</p>
<h2>Upcoming Midboro Events...</h2> <p><i>In efforts to give back, Midboro is instituting annual community service days. Part of the Midboro staff will be spending one day next month out of the office.</i></p> <p><i>Midboro is also instituting a “Superintendent of the Year Award”. Nominations are currently being made by your Account Executive. If you would like to participate, please contact your account executive for feedback.</i></p> <p><i>If you have anything that you would like to read about in upcoming newsletters, please email info@midboro.com and we’ll read your suggestions!</i></p>		



A Little Reminder About our Voice Mail...For those times when the lines are answered by voicemail, rather than the receptionist -- primarily after work hours or on weekends -- you can always reach 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, President
(212) 877-8500 extension 202
mwolfe@midboro.com

Points of Interest

- City and State laws prohibit smoking in the common areas of a residential building, including entrance ways, lobbies, hallways, meeting rooms, laundry rooms and elevators.
- A broken water hose can cause considerable damage to your apartment, the building and others. Therefore, it is advisable to change your washing machine's hoses every five years, the suggested time period for preventive maintenance. Please contact a washing machine repair service to replace your hoses if they appear damaged or are more than five years old.
- If you haven't already, it is required that you provide your superintendent with keys to your apartment for use only in case of an emergency.
- 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. Even minor work such as painting requires a decorating agreement and proof of vendor's insurance coverage. Remember, your Proprietary Lease requires Board approval for all renovations and alterations.

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The staff at Midboro wish you and your families a happy, healthy and safe holiday season.



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, too, 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, pipes, wiring and conduits. What these policies do not do is replace equipment, fixtures, furniture, improvements or decorations installed by the shareholder. The co-op, however, is not required to re-paint, 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 homeowners 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.