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Message from the Principals

Compliance, Violations and Education

At MGRE we believe in managing your building like it was our own, and to that end, we make sure you are in compliance with all Local Laws – even the new ones. This year, we have been busy making sure all of your properties are not in violation of any of the new rules and regulations that have come down from Washington, New York State or New York City.

For example, did you know that the Environmental Protection Agency recently passed new requirements for all buildings built before 1978, and that penalties can be upwards of \$37,500 per violation per day?

Or that New York City's new Local Law 58 requires that all buildings with sprinkler and/or standpipe systems have those systems painted specific colors and that they must be certified by a licensed professional?

Most owners and residents don't know about these issues, and that is where we come in.

We at MGRE take our role as managers seriously, and make sure that all of us here are knowledgeable and up-to-date about all of these issues, and see to it that your properties follow the rules they need to follow.

This is just one more way we at Team MGRE look out for the properties we oversee, avoid crisis management, and ensure that your buildings are in good shape and run properly.

Enjoy the Summer, and read on to find out more about what we are doing to manage your property the right way.

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EPA Requirements

Beginning in October, the EPA will require all buildings built before 1978—the year lead-based paint was banned—to have all renovations, repairs and painting jobs that displace more than six square feet of painted surfaces tested and certified by a trained professional.

The purpose of the rule is to make sure that residents do not come into contact with lead-based paint. This applies to sanding before painting, plumbing or electrical work that requires a hole to be made in a wall, as well as renovations.

This spring, we arranged for our managers, supers and support staff to participate in a Lead Safe Training Session, presented by the New York Association of Realty Managers. This course taught us all about compliance and certification to meet the new regulations, and also includes two follow-up training sessions in 2010 and 2011.

We had over 200 people take these classes, and learned not only the EPA regulations and how our staff can perform the required work, but also how to oversee private contractors, and to make sure certificates are submitted before any renovations begin. You can now feel comfortable that your buildings will be using lead-safe practices whenever renovations and repairs take place.

NYC Local Law 58/09

Another big change this year was the new law requiring painting and certification of sprinkler and standpipe systems. This safety issue is required to ensure that when the fire department enters your building in an emergency, they will know which pipes are which and can tap into them safely to put fires out.

We are in the midst of making sure your building complies, by having a staff person or a professional paint the pipes the correct color, and having the work certified properly. This is not a big job, but it is a safety issue, and must be done properly, and also gives us a chance to inspect the system while we are at it.

Elevator Inspections

Another new law (NYS, NYC) requires that an independent elevator contractor must do the annual elevator inspections for all buildings. This ensures that a company won't install an elevator and then sign off on its safety. Sounds reasonable enough, and now it's the law of the land. According to the NYC Department of Buildings Website:

All elevators and escalators under the Department's jurisdiction must be inspected five times every two years as per LL 10/1981: three times by Buildings Department inspectors and two times by a private elevator and escalator inspection agency employed by the owner and licensed by the Department of Buildings. The Department keeps all five inspection reports on file. In addition, a copy of these inspection certificates must be kept in each elevator. If the inspection certificates are kept in the building management office, there must be a sign in the elevator indicating the location of the inspection certificates.



Robert D'Amico, (left) on site manager for Georgetown Mews, a 900 unit property in Queens, and Elliot Katz, Account Executive, display their certificates after completing the 8 hour Lead-Safe Training Session this Spring.

24 hours a day, every day of the year:

Our mission is to provide all of our buildings with the best management possible. To that end, we want to remind you that we are available through email, office phones, cell phones, and our website, MGRE.com, at all times. We encourage you to contact us to discuss the issues you are facing in your building, and look forward to helping to solve those problems with you.

Summer Notes

- Karen Reardon from our Sales and Sublet Division has relocated to North Carolina. She will be missed and we wish her all the best in her new surroundings. We would like to welcome Joyce Stracci, a new addition to our Sales and Sublet Division. Joyce can be reached at 516-944-5000 ext. 224 or by e-mail at jstracci@mgre.com.

- Save Water! Remember that water is one of the fastest rising costs in all of our buildings' budgets—please report leaks as soon as you become aware of them!

- Amanda's Law is now in effect, requiring that every unit in every building in New York State have a carbon monoxide detector. We suggest a dual CO/smoke detector, and recommend that you change the batteries twice a year in those units. Every time you change the clocks to Standard Time or Daylight Savings Time, change the batteries in your detectors. That's the safe thing to do.