

I heard it through the

Berkeley Grapevine

December 2021

Volume 101

BUILDING SAFETY AND PACKAGE THEFTS

Package thefts continue to be an issue at The Berkeley and everywhere. The problem has been getting worse and no doubt will continue to do so as we approach the holiday season.

As a reminder, for building safety, please only let people in the building who are there for you. If you are expecting a delivery, ask the delivery person for the full name on the package. You can also use the NVMS app to get a live video feed of your vestibule. **Never buzz in a stranger.** And when you're entering your building, **never hold the door open for a stranger.** They can wait to be buzzed in. Please also make sure the garden gates and basement doors are locked after you pass through. Never leave a building exterior door propped open without someone there to watch. If you see a door or gate propped open and no one is around, close it.

Here are a few more recommendations on how you can lower the risk of package thefts:

1. Have your packages (especially valuable packages) sent somewhere more secure: an Amazon Dropbox, UPS Access Point, a mail service, your workplace.
2. Sign up for email and text alerts so you know when your packages arrive and retrieve it immediately after you've been notified that it has been delivered.
3. Schedule deliveries with FedEx or UPS so you can be there to receive them.
4. If you see a package in the lobby or mail area addressed to your neighbor, bring it to their door. They will thank you later.

FIRE PREVENTION SAFETY TIPS

Smoke and Carbon Monoxide Detectors

The most important thing you can do for fire safety is to have a working carbon monoxide/smoke detector. In fact, it is required by law that you have one or more detectors installed within 15 feet of all bedrooms. Of course, it's not enough to have smoke detectors; you need to make sure they work. The FDNY recommends you check your detectors monthly and replace their batteries twice yearly when the time changes.

Smoking

Under New York City law, smoking tobacco or other substances and the use of electronic cigarettes ("vaping") are strictly prohibited in all Berkeley common areas, including but not limited to the community room, laundry room, walkways, garden areas, hallways, and stairwells. You can smoke in your own apartment, but please take care. Never smoke in bed.

Safety Tips

- Keep flammables away from your stove.
- Keep space heaters at least 3 feet from anything that could burn.
- Keep matches and lighters away from children's reach. Apartments with small children should have childproof locks on lower cabinets.
- Power strips and surge protectors should not be used for high-capacity appliances such as heaters or dehumidifiers. This type of appliance should plug directly into a wall outlet.
- Replace old damaged electrical cords.
- Never leave candles unattended. Blow them out when you leave the room.
- Buy a small multipurpose fire extinguisher and keep it accessible for use with a small, contained fire—never a large or uncontained fire. Check its pressure once a year.

Escape Plan

- Protect your family by planning and practicing a home fire escape plan. Know all the possible ways out of your rooms.
- Have a planned place to meet your family outside the building in case you get separated in the event of a fire.

In the Event of Smoke and Fire

- Don't try to put out a fire yourself unless it is small and you have a fire extinguisher. Never try to extinguish a grease fire with water since it will spread the fire.
- If smoke is present, exit as low to the ground as possible and keep your mouth covered.
- Get out, stay out, and do not try to gather personal belongings.
- Very important: Close your front door on the way out to prevent the fire from spreading.
- Call 911 once you reach a safe location.

BOARD NOTES FROM THE MEETING HELD ON NOVEMBER 10, 2021

Directors present; Pia Prevost, Walter Chadwick, Ed Leahy, Julie Nguyen, Zack Rosenblatt, and Wanda Chin. Also present were Roger Stuart of Wavecrest Management Team, Ltd., the Cooperatives' managing agent, and Carlos Rivera, the Cooperative's superintendent.

Mr. Chadwick served as chair and called the meeting to order at 6:35 PM.

1. The Board reviewed and approved as written the minutes of the October 2021 meeting of the Board of Directors of Berkowners, Inc.
2. The Board reviewed the superintendent report and discussed several building operations matters, as follows:
 - Kelly Window took measurements.
 - Caulked B31 window trim seal affecting B21 leaking in the bedroom.
 - Boiler Company replaced smoke alarm on the boiler for 35th Avenue.
 - Boiler Company replaced two steam traps for 77th Street.
 - Bedbug issues in the 78th street building, A27 still in treatment.
 - One storage vacant in the 78th street building is available
 - Bid for 77th street basement door on the south end was approved for an outswing with panic push bar still pending
 - Camera Company will be on-site to connect the elevator camera for the 78th street B-side and 35th Avenue A-side next week.
 - Work order tickets total is \$768.00.
 - Apartments under renovation
 - B-36 at 35th avenue (Midco Kitchen Renovation)
 - A-35 at 35th Avenue (Alfandy Contractor Corp)
 - B-42 at 77th Street (Alfandy Contractor Corp)

3. The Board discussed the right to enter an apartment to treat for bedbugs; however, we cannot force our way in
4. The Board discussed a written protocol for bedbug inspection and treatment.
5. Board discussed Doug Lidster to report on the amount of completed apartments.
6. Board directed management to report on the amount of money paid to Doug so far.
7. Ms. Prevost reported window sample will be installed in apt A-41@77th street on November 16th
8. Ms. Prevost reported 78th street alcove scaffolding to be installed on November 22nd for up to three months.
9. Ms. Prevost said we should have the chimney report as relates to the dryer vents by November 19th.
10. The Board discussed using the community room for public assembly.
11. Mr. Chadwick asked Ms. Prevost when spending on the laundry will begin; Pia said by late spring of next year.
12. The Board discussed selling apartments to increase funds.
13. Mr. Leahy proposed eliminating the beautification assessment when the maintenance fee is increased.
14. The Board directed management to send a letter to all residents in arrears for three months or more.
15. Mr. Rosenblatt noted that no budget had been presented to the Board by management for 2022 for discussion. Mr. Leahy noted management had slated the November meeting for a budget discussion at the August meeting. The Board will receive a draft budget by November 24.
16. Mr. Rosenblatt to reach out to vendors about the lockbox package room.
17. The next meeting of the Board was previously scheduled for December 14, 2021, at 6:30 p.m.

There being no further business to come before the Board, Mr. Chadwick accepted a motion to adjourn at 8:35 pm

End of Board Notes

Note: We skipped publishing the newsletter in November; the notes from the October Board meeting will be posted to the Berkowners listserv

OTHER NEWS ITEMS

VIRTUAL MONTHLY TOWN HALL

The December Virtual Town Hall, open to all shareholders, will be held on Thursday, December 30th, starting at 7 pm. It will be hosted by the organizer, Roy Sirengo. The town hall is a forum where you may ask questions, share information and meet & greet your neighbors and you may post questions for the December meeting on the Google Group. The Board may be contacted for answers to pertinent questions.

You don't need a computer to attend. Just use your phone. The dial-in numbers are listed in the meeting invitation. When you dial in, you'll be prompted to enter the Meeting ID number. This appears above the list of phone numbers. If you are out of town (yes attendees have called from out-of-town) there are phone numbers for Washington, Chicago, Houston, San Jose & Tacoma.

For those that have Internet access, the meeting uses the Zoom conferencing software, available for desktops and mobile devices. Login details and an agenda will be posted on the Google Groups a few days before the December 30th Town Hall. The monthly Town Hall is held on the last Thursday of the month except for Nov. & Dec. due to the holidays. See the Berkeley Co-op Google group for this year's complete schedule.

DECEMBER CHILDRENS CIRCLE SCHEDULED

Weather permitting, the December Children's Circle is scheduled for 11 am on Saturday, December 11th in the garden. We will read holiday stories, play rhythm instruments, sing holiday songs, make a special craft and have some healthy holiday treats. Hope to see you there.

THE GARDEN COMMITTEE

If you are interested in joining the Garden Committee, volunteering for garden workdays, adopting a plot, donating, or have further questions, please contact:

Katherine (howfelice@gmail.com)

THE BERKELEY SOCIAL CLUB

Until further notice, all events have been postponed.



BERKELEY COMPOSTING GROUP

The Composting Group reminds those using the composting tumblers to always contact the group to take away food scraps for composting. Do not leave unattended bags of scraps by the tumblers as that can attract vermin. Large items such as pumpkins or gourds need to be cut into small pieces.

If you are interested in volunteering for the group, please contact Liz Hollander-- lizholl@gmail.com

SCHEDULED BOARD MEETINGS

The last Board meeting for 2021 will be on Dec. 14th. Board Meetings for the first half of 2022 are scheduled for Jan. 11th, Feb. 8th, Mar. 8th, Apr. 12th, May 10th (Annual Shareholders Meeting), & Jun. 14th. Due to the coronavirus, the Board will not be meeting with residents. If you have a topic you would like to discuss with the Board; please email the Board at berkboard@gmail.com

Contributors to this issue were Fred Fishel, Walter Chadwick, and Ed Leahy. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at berkownersnewsletter@gmail.com

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