

# **BOARD BRIEFING**

*An update from the Century Tower Board of Directors*

*(January 2018)*

**A**s you may be aware, an issue arose among the Board, a former Board member, and a committee member. As a result of discussions between the parties and upon receipt of restitution, the matter has been resolved to the satisfaction of the Board.

**Tax reporting forms.** Later this month, shareholders will be receiving IRS Forms 1098, identifying their share of property taxes and mortgage interest paid by Century Tower during 2017. These figures may be used for calculating income tax deductions. (The property tax amount likely varies from figures listed on monthly maintenance invoices, as those are estimates.)

**For your safety.** The annual fire alarm system testing will be performed in February. Thus, you may hear the system being activated at that time.

In general, when a fire detector sensor is activated in Century Tower, the siren sounds. When this occurs, stay in your apartment and be prepared to follow instructions given by the Fort Lee Fire Department personnel who respond to the call. When the firefighters arrive at the building, a verbal message will be provided over the public address system, with instructions that are based on the specific situation encountered.

If your hallway has smoke, put a wet towel under the door. Of course, an apartment with

a smoke or fire condition should be evacuated immediately.

When the fire alarm system is activated, the siren sounds on only the floor where the condition was detected, one floor below that, two floors above, and the lobby. Also, elevators automatically proceed to the lobby and remain there, even if other floor numbers have been pushed.

The Management Office maintains a list of residents who need physical assistance to evacuate in an emergency. If you wish to be added to the list, please contact the Management Office.

**Email addresses.** Shareholders who have not previously provided the Management Office with an email address received a questionnaire last month asking for this information, if available. If you have not already done so, please return the completed form to the Management Office or Concierge Desk.

**Technology Committee.** Century Tower is seeking shareholders to participate in a newly formed Technology Committee. Alan Roditi is the committee's Board liaison. As the notice you recently received explains, this committee will be exploring various avenues for the co-op to make better use of technological innovations. If you are interested joining this committee, contact the Management Office.

**(OVER)**

## Green Committee tip of the month.

*Steer your way to safe and eco-friendly  
winter driving*

Winter weather poses driving challenges: poor visibility, slick road conditions, windshield ice, etc. Here are some suggestions to improve safety for yourself *and* the environment:

- *Choose better antifreeze.* Old antifreeze (ethylene glycol) is very dangerous, presenting a particular risk of injuring pets and children due to its bright color and sweet taste. It should be completely removed from your radiator, recycled and replaced with propylene glycol antifreeze, a far less toxic modern alternative. (Before making the switch, however, consult with your automobile mechanic to verify that this different substance will not hinder your vehicle's performance.)
- *Fight the fog.* Stop your windows from fogging due to extreme inside/outside temperature changes with a natural solution of saltwater and vinegar (mixed using a 1:3 ratio).

Dip a sponge in the solution and rub it on the inside and outside of your windows before driving to safely fight the fog.

- *Clear snow-bound vehicles.* Remove the snow and ice from around your car by shoveling and then sprinkling rock salt or urea-based de-icers throughout the area. Be aware, however, that the heavy use of road salt can damage vegetation, organisms in the soil, birds, and other wildlife. Almost all chloride ions from road salt eventually find their way into the waterways. When using road salt, look for those containing calcium magnesium acetate (CMA) or potassium acetate (KAc) which are less toxic. Also try snow-melting alternatives such as brick sand, ash, cat litter, or an electric mat.
- *Go pro wash.* A commercial car wash uses about 40 gallons of water per car while filtering and recycling it as well. In contrast, if you wash the car yourself, five minutes of garden hose use releases about 63 gallons.

Drive safely and be prepared this winter!

### *From the Social Committee*

*TONIGHT: Wednesday, January 10, at 7:00 p.m.*

*Foreign film screening: The Band's Visit*

*Members of the Alexandria (Egypt) Ceremonial Police Orchestra find themselves stranded in a town in the Israeli desert.*

*WAITING LIST ONLY: Monday, January 22 – A bus trip to the Jewish Museum in NYC for a guided tour of Modigliani Unmasked,*

*an exhibition of early drawings by Amedeo Modigliani.*

*(Our guide will be Century Tower resident Sylvia Messeri, a docent at the museum.)*

*Paid reservations (\$36) required.*

Minutes of the Open Board Meetings are posted on the bulletin board near the mailboxes and are available in the Management Office.