



Photos by Randall Pippert

# Midtowne Crossing Owners Association

112 W Washington Boulevard, Suite 327, Fort Wayne, Indiana 46802

## Recycling

With more residents using the recycling program, we need your assistance to keep it viable.

An ever-increasing amount of time is being spent by staff and contractors handling the waste. To keep costs under control, we ask that you better prepare and sort your recyclable items.

Please place all items individually in the containers provided—in other words, do not toss a bag full of recyclables into the container, even if all items are the same. Someone else has to remove those items from the bags before the recycling center will accept them, which is time consuming.

Remove all bottle caps from both glass and plastic. Every cap you leave on must be removed by someone else.



New containers have been supplied for you to separate different colors of glass, two types of plastic, and three types of paper.

Not all plastics are accepted at the recycling center—please do not leave any plastic that is not marked #1 or #2. Milk jugs go with #2. Most take-out and deli containers are not accepted (they are usually either #5 or not numbered at all.)

Finally, because staff and contractors have to handle everything you put in recycling, we ask that you wash or rinse all containers and let them DRY. This practice will also help to keep pests away.

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## Roof Patio

A small group of owners has asked the board of directors to consider approving funds for making improvements to the roof patio. Earlier this year, the board did approve the expenditure for a landscape designer to create a plan for the patio.

The first thing the group would like to do is remove the wood deck from the center of the patio and install concrete pavers in its place, to attain a level surface, and move the grills to the west side of the area. Cost for this initial phase is expected to be \$6,500-7,000.

Additional proposed changes include concentrating the plantings to one area, purchasing higher-end furniture and adding casual seating, a water feature, a bar near the grills and a pergola. Changes would be implemented over several years. Total cost has been estimated at \$20,000-30,000.

## 2009-2010 Board Members

- **Thomas Steigmeyer**  
President
- **Jack Spindler**  
Secretary
- **Douglas R. Adelsperger**  
Treasurer
- **Michael Connolly**  
Director
- **James Schmelzer**  
Director

## Recent Actions by the Board

The following actions were taken by the Board of Directors at its May 4, 2010 meeting.

- 2009 financial reports were approved for distribution.
- A proposal from CMS Roofing was approved for replacement of the Hutner Building roof.
- A proposal from Innovative Engineering Services was approved for engineering services for the remainder of the structural repair.
- A request for reimbursement for water damage from a roof leak was denied,

based on the fact that the previous owner declined to have the repairs made by the roofing contractor at that time they occurred.

- The board approved placement of ads in the Bulletin Board by current renters looking to move within Midtowne, so long as the condo owner has prior knowledge of the renter's plan to move.

The following actions were taken at the July 19, 2010 meeting.

- The board requested a second bid for the Hutner Building roof replacement, after

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## Mercury and the Environment

Mercury is a naturally occurring chemical element that has been used in many household, medical and industrial products. Thermometers, thermostats, switches, gauges and some batteries and paints may contain mercury.



Mercury is a concern because it is toxic. Exposure to mercury can impact the central nervous system in humans. Even a small amount of spilled mercury can cause wide-spread contamination. For example, the amount of mercury in one thermometer can contaminate a 60-acre lake.

Most mercury in the environment comes from coal burning power plants or from the improper disposal of products that contain mercury.

Preventing mercury pollution is essential and everyone can help. You can:

- Learn about products that contain mercury and look for non-mercury containing alternatives.

- Make an inventory of mercury containing products in your home. Visit the City's website for a list of common products at [www.cityoffortwayne.org](http://www.cityoffortwayne.org)
- Properly dispose of or recycle mercury containing products. For more information visit [www.acwastewatcher.org](http://www.acwastewatcher.org)
- Try to reduce your reliance on coal burning energy sources by conserving electricity when possible.

### Where is Mercury in My Home?

Many items in your home MAY contain mercury. These items are not a threat if used properly. However, when these items are no longer used or needed, they must be disposed of or recycled properly. The following household items could contain mercury:

- Thermometers (with silver-colored liquid inside)
- Thermostats (non-electronic)
- Fluorescent light bulbs and mercury-vapor lamps
- Gauges (barometers and older blood pressure meters)
- Clothes irons (automatic or tilt shut-offs)

## Prepare for the Worst

September is National Preparedness Month. Take simple steps to prepare for emergencies in your homes, businesses and schools. Think first about the basics of survival—fresh water, food, clean air and warmth, according to the U.S. Department of Homeland Security's Ready Campaign.

Here are recommendations for a basic emergency kit:

- Water—one gallon per person per day for at least three days, for drinking and sanitation
- Food—at least a three-day supply, non-perishable
- Battery-powered or hand crank radio and a NOAA Weather Radio with tone alert and extra batteries
- Flashlight and extra batteries
- First aid kit
- Whistle to signal for help
- Dust mask, to help filter contaminated air and plastic sheeting and duct tape to shelter-in-place
- Moist towelettes, garbage bags and plastic ties for personal sanitation
- Wrench or pliers to turn off utilities
- Can opener for food (if kit contains canned food)
- Local maps
- Prescription medications and glasses
- Infant formula and diapers
- Food and extra water for your pet
- Important family documents such as copies of insurance policies, identification and bank account records in a waterproof, portable container
- Cash or traveler's checks and change
- Sleeping bag or warm blanket for each person
- Complete change of clothing including a long-sleeved shirt, long pants and sturdy shoes. Consider additional clothing if you live in a cold-weather climate.
- Household chlorine bleach and medicine dropper. When diluted nine parts water to one part bleach, it can be used as a disinfectant. Or in an emergency, you can use it to treat water by using 16 drops of regular household liquid bleach per gallon of water. Do not use scented, color safe or bleaches with added cleaners.
- Fire extinguisher
- Personal hygiene items
- Paper cups, plates and towels and plastic utensils
- Paper and pencils
- Books, games, puzzles and other activities for adults and children

You might also consider adding these items:

- Emergency reference material such as a first aid book

For more information, visit [www.ready.gov](http://www.ready.gov)

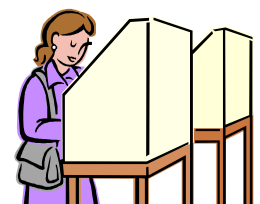
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## Register to Vote

Whatever your political philosophy, you should exercise your individual right to help choose the people who will lead government at the federal, state and local levels. But before you can vote, you must register.

Voter registration is available at the Allen County Voter Registration office in the City-County building, at any Bureau of Motor Vehicles branch office, or online at [www.in.gov/sos/elections](http://www.in.gov/sos/elections). The deadline to register in Indiana for the November elections is October 4, 2010.

To learn more about how to contact elected officials and make campaign contributions, visit [www.usa.gov/Citizen/Topics/Voting.shtml](http://www.usa.gov/Citizen/Topics/Voting.shtml).



Election Day is Tuesday, November 2, 2010.

## Shedding Light on New Light Bulbs

Standard incandescent light bulbs may soon become a thing of the past. Under the Clean Energy Act of 2007, the sale of energy-inefficient incandescent bulbs will be phased out over a two-year period, beginning with 100-watt bulbs in January 2012. Compact fluorescent lights (CFLs) have become the most popular replacement choice. The typical CFL uses 66 percent less energy and lasts up to ten times longer than an incandescent bulb.



Making the switch to CFLs doesn't require that you throw out all your incandescent bulbs right away. Even a gradual change can result in significant savings. Just replacing your home's five most frequently used light fixtures can save you more than \$65 each year. CFLs provide the most savings when a lighting source is used for at least two hours a day, so use up your supply of incandescent bulbs in fixtures that are only on for a few minutes at a time, such as closet lights.

One important point to know about CFLs is that they contain an average of 4 milligrams of mercury (about the amount that would cover the tip of a ballpoint pen.) The mercury is sealed within the bulb's glass tubing, and no mercury is released when the bulb is intact or in use; however, special caution must be taken when disposing of used bulbs or cleaning up broken bulbs. Some states require used CFL bulbs (broken and unbroken) to be taken to local recycling centers for disposal. And if a bulb breaks in your home, you should follow the Environmental Protection Agency's guidelines to clean up the debris:

### **Before Clean-up: Air Out the Room**

- Have people and pets leave the room, and don't let anyone walk through the breakage area.
- Open a window and leave the room for at least 15 minutes.
- Shut off the forced-air heating/air conditioning.

### **Clean-Up Steps for Hard Surfaces**

- Carefully scoop up glass pieces and powder using stiff paper or cardboard and place them in a glass jar with metal lid or in a sealed plastic bag.
- Use sticky tape, such as duct tape, to pick up any remaining small glass fragments and powder.
- Wipe the area clean with damp paper towels or disposable wet wipes.
- Place tape and towels in the glass jar or plastic bag.
- Do not use a broom to clean up the broken bulb on hard surfaces.

### **Clean-up Steps for Carpeting or Rug**

- Carefully pick up glass fragments and place them in a glass jar with metal lid or in a sealed plastic bag.
- Use sticky tape to pick up remaining debris. Place tape in the sealed container.
- Vacuum after all visible materials are removed.
- Remove the vacuum bag (or empty and wipe the canister), and put the bag or vacuum debris in a sealed plastic bag.

### **Clean-up Steps for Clothing, Bedding and Other Soft Materials**

- If clothing or bedding materials come in direct contact with broken glass or mercury-containing powder from inside the bulb, the clothing or bedding should be thrown away. Washing the materials may contaminate the machine and pollute sewage.
- You can, however, wash clothing or other materials that have been exposed to the mercury vapor from a broken CFL, such as the clothing you were wearing when you cleaned up, as long as that clothing did not come into direct contact with the materials from the broken bulb.
- If shoes come into contact with broken glass or mercury-containing powder from the bulb, wipe them off with damp paper towels or disposable wet wipes. Place the wipes inside a sealed glass jar or plastic bag for disposal.

## Tox-Away & Tire Amnesty Days

Each year, the Allen County Solid Waste Management District hosts an event that allows Allen County residents to properly dispose of toxic waste. Batteries, household chemicals and automotive products, just to name a few, are considered toxic waste and should never be disposed of in the landfills.

This year's Tox-Away Day will be **Saturday, September 11, 2010**, from 9:00am-2:30pm. The location will be announced two weeks prior to the event.

All products taken to Tox-Away Day must be left in original containers. You can find a complete list of items that are accepted and applicable fees by visiting [www.acwastewatcher.org](http://www.acwastewatcher.org) or you can call 449-7265 for more information.

The district will also hold its annual Tire Amnesty Day on **Saturday, October 2, 2010**. Call or check the website listed above, for location, fees and restrictions.

## Mercury—continued from Page 2

- Elemental mercury (silver-colored liquid, sometimes found in children's chemistry sets)
- Batteries (mercuric oxide and some alkaline batteries)
- Paint (latex manufactured before 1990 and some oil-based paints)
- Antibacterial products containing thimerosal or merbromin
- Switches (electric space heaters, sump pumps, chest freezers)
- Pilot light sensors found in gas appliances such as stoves, furnaces, and water heaters.

For more details on some of these items visit [www.in.gov/idem/your-environment/mercury](http://www.in.gov/idem/your-environment/mercury).

Most mercury containing items can be taken to Tox-Away Day. See adjacent article for more information.

Source: City of Fort Wayne (published as City Utilities billing insert.)



“Rest satisfied with doing well, and leave others to talk of you as they please.” - Pythagoras



## Light Bulbs—continued from previous page

### Disposal of Clean-up Materials

- Immediately place all clean-up materials outdoors in a trash container or protected area for the next normal trash pickup.
- Wash your hands after disposing of the jars or plastic bags containing clean-up materials.

### Future Cleaning of Carpeting or Rug: Air Out the Room During and After Vacuuming

- The next several times you vacuum, shut off the central forced-air heating/air conditioning system and open a window before vacuuming.
- Keep the central heating/air conditioning system shut off and the window open for at least 15 minutes after vacuuming is completed.

Compact fluorescent lamps can be taken to Tox-Away Day. See article above for more information.

### Phone Numbers

- **Midtowne Crossing**  
management office  
426-5505
- **Light & Breuning**  
(for Midtowne parking)  
422-6456

### City Offices

- **Police**  
(non-emergency)  
427-1222
- **One Call to City Hall**  
311

### Utilities

- **AEP**  
1-800-311-4634
- **Verizon**  
1-800-483-4600
- **Comcast**  
456-9000

### Board Actions—continued from page 2

- learning of new building requirements and reviewing a re-bid by CMS.
- The board authorized the expenditure to remove and reset heaved brick pavers in the courtyard, in front of the Allen County Bar Assn. office only, and approved use of the lowest bidding company.
  - The board declined to approve an expenditure to reset the brick pavers in the courtyard along the south side where a large area of pavers has sunk and other areas that are heaved up.
  - The board requested that the association's staff and contractors stop cleaning the alley between Midtowne and Thirsty Camel. The board also requested that the property manager contact the City to request that Thirsty Camel clean up the messes left by its patrons.
  - A proposal to limit board member terms was discussed.

## Reminders

**Signs** — With elections drawing near, you may be tempted to place a campaign sign in your window. We are reminding everyone that Section 7.02i of the Bylaws prohibits posting signs anywhere on the property.

**Trash** — Do not put large items into the trash chutes. The chutes have been blocked several times recently by objects that should not have been put in them.

Boxes, large bags, and long objects, like broom handles, will catch in the chute and other trash will pile up on top of those items. Cleaning out the chutes is hazardous for staff members.

We request that you also refrain from putting needles, dirty diapers and broken glass in the trash chutes. The association must keep a safe workplace for those who have to handle your trash.

### Roof Patio—continued from Page 1

Before making any decisions on this matter, the board would like your input. Questions that need to be answered include:

- Does the majority of owners want to spend the money for improvements?
- Does the majority like the ideas presented?
- Do owners have other ideas for improvements?

Several owners have suggested installing areas of green roof and others have expressed a desire to keep, but refurbish, the deck. Whatever your opinion, we welcome your input.

You can help the decision-making process by filling out and returning the enclosed form or by sending an email to the address below.

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