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Dear Bronxville Knolls Residents,

April 21, 2023

Due to concerns with fire safety issues which impact the safety and well-being of all shareholders and residents, the Board has adopted a new House Rule banning certain lithium-ion devices, effective **April 24, 2023**. We have done so because of the growing evidence of the dangers these devices pose.

There has been a recent increase in apartment fires causing property damage and, sadly, death to tenants in multi-family dwellings in New York City caused by electric bikes and scooters with lithium-ion batteries. In response to this, Fordham University, Pace University, New York University, and Columbia University have all banned e-bikes on their campuses. In addition, a real estate company specializing in high-end rentals, Glenwood Management, has announced that it is amending its leases to prohibit keeping or charging e-bikes in their buildings.

The House Rule banning these devices is below:

#### **LITHIUM-ION BATTERY POWERED DEVICES**

**The Board of Directors has serious concerns with fire safety issues and has banned certain lithium-ion battery devices. NO lithium-ion powered scooters (e-scooters), bicycles (e-bikes), hover boards or other similar lithium-ion battery powered personal transportation or mobility devices or their batteries may be kept, stored or charged in the common areas, both the main and individual garages, grounds or apartments of Bronxville Knolls.**

For those who may also have an e-bike here at Bronxville Knolls, please contact the Management Office immediately. You will have until **May 1, 2023** to remove the e-bike or other device mentioned in the House Rule. **In the meantime, please refrain from bringing your e-bike, e-scooters or battery up to your apartment to either house or charge it, as doing so could put all of us in jeopardy.**

For those who wish to have additional information on this issue, you can access the following articles:

- *Pelham Examiner* article, "Westchester County warns of fire threat from lithium-ion batteries," <https://pelhamexaminer.com/51588/announcing/westchester-county-warns-of-fire-threat-from-lithium-ion-batteries/>.
- NPR.org, "Fires from exploding e-bike batteries multiply in NYC – sometimes fatally," <https://www.npr.org/2022/10/30/1130239008/fires-from-exploding-e-bike-batteries-multiply-in-nyc-sometimes-fatally>.
- Local Today, "Fordham University bans e-bikes from its campus over fears of fires," <https://localtoday.news/ny/fordham-university-bans-e-bikes-from-its-campus-over-fears-of-fires-85285.html>.

**Thank you in advance for adhering to this House Rule.**