

CAI - LI Chapter News

Serving Long Island, New York

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Issue No. 44 – Spring 2019

FIVE WATER HEATER FAILURE WARNING SIGNS

By HARVEY KOLIN - WATERHEATERS.COM

Most homeowners take their water heaters for granted until something goes wrong. Nothing will spoil a hot, relaxing shower like having the water suddenly run cold. Like any appliance, your water heater will eventually need to be replaced, and you need to be prepared when that happens. It is a significant disruption when your water heater breaks down. That is why it's important to know water heater failure warning signs. If you know the warning signs to look for, you will be able to replace your water heater in a timely fashion. Here are six indications that it is time to consider replacing your water heater.

Age of Your Water Heater

If you do not know how old your water heater is, you can find out its age using the serial number. The serial number is printed on the manufacturer's sticker. The serial number will look similar to this: H071054367. Use the first three digits to determine the water heater's age.

The first letter indicates the month. H is the eighth letter of the alphabet, so it represents August, the eighth month. The next two digits represent the year. In our example, the water heater was manufactured in August 2007. Most water heaters have a useful lifespan of about ten years. It's time to consider replacing yours if it is ten years old or older.

Lack of Hot Water

Are you running out of hot water more often than usual? Is the water only getting lukewarm? Insufficient hot water is one of the most common signals that your water heater needs attention. The lack of hot water might be caused by a failing heating element. It can also indicate a build-up of sediment in the tank. Excessive sediment fills the tank so that it no longer holds the amount of water it was built for. You will need to replace your unit if the problem continues.

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Trade Show
SATURDAY
OCTOBER 5, 2019
9:00 - 3:00PM

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The CAI Long Island Newsletter is published quarterly by the Long Island Chapter of Community Associations Institute (CAI-LI) and is distributed to its members and is available on the Chapter website (cai-li.org). This publication provides members of CAI with letters from the Chapter President, informative articles written by industry professionals and service providers, updates on current legislation, and business advertising. The Chapter strives to provide our members with timely information and tools needed to keep them informed on community association issues.

The Newsletter Committee is always looking for new articles to publish. Articles should be educational and non-promotional in nature and have a suggested word count between 500 and 1,500 words. CAI-LI retains the right to edit articles to conform to content and space requirements. If you are interested in submitting an article for possible inclusion, please contact Christine M. Majid, Chapter Executive Director, at info@cai-li.org. Are you interested in advertising with us? Let us know!

Quarterly Deadlines

Winter Issue - January 31

Summer Issue - July 31

Spring Issue - April 30

Autumn Issue - October 31

ARE YOUR COMMON AREAS FIRE & SECURITY READY?

By JO ANN EYRING - BRISCOE PROTECTIVE

Once a year it is important to take an assessment and to review plans to keep your common areas safe. Fire and Security Safety Checklists are an ideal way to gauge if strategies already in place are working and also to highlight areas in need of reevaluation. Nothing is more important than the safety of your occupants and your buildings. Knowing your building is protected will add a sense of security to all who utilize your common areas while enhancing the value of your property.

Here are a few checklist items to help you with your assessment:

FIRE SAFETY CHECKLIST:

1. Education is the number one priority when it comes to fire safety. Does your Board have a basic understanding of how your fire alarm equipment works? Their knowledge keeps occupants safe and helps to avoid false alarms.
2. The fire alarm system needs to be inspected and the smoke detectors cleaned.
3. All fire extinguishers should be installed at the proper height and no more than 5 feet above the floor.
4. Exit doors need to be visible, accessible and fully functional.
5. Emergency exit signs need to be properly illuminated and the battery backup should operate when the push test button check is done.
6. Log books should be used to keep records of your inspections and maintenance of the fire alarm system.
7. Stored items should be at least 18 inches below all fire sprinklers.
8. All combustible or flammable liquids should be properly stored in approved containers or cabinets.
9. Batteries should be changed once a year if multi-station smoke alarms or battery operated carbon monoxide alarms are used.
10. All forms of heating and cooking equipment that use fossil fuel as a source need to be inspected for leaks to prevent carbon monoxide poisoning.

SECURITY CHECKLIST:

1. Does your Board have an itemized list of all security system devices and know

how they operate?

2. Do your security technologies operate through their own cabling and wiring, or do they use your existing network infrastructure? Is there a wireless component?
3. What back-up power supply is in place for all security technology?
4. Are your security technologies integrated and monitored through a centralized platform?
5. Do your CCTV cameras provide high resolution in low light, and are they monitored and recorded 24 hours a day, 7 days a week? How long do they record? Who monitors the recordings? Are the recordings analog or digital? Can they be viewed remotely from all devices?
6. Are your surveillance cameras capable of detecting motion and proactively alerting you to potential threats? Are they integrated with your other security solutions onsite (i.e. access control system, alarm, etc.)?
7. Access control can be managed by fobs or cards and can prevent people from entering unauthorized areas.
8. Are you equipped with a reporting system to generate specific, detailed data on security incidents?
9. Parking areas and the perimeter around your buildings should be well illuminated at night.
10. Has your Board been trained for an armed shooter event?

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PRESIDENT'S MESSAGE

By JOHN RYLEY - DRYER VENT WIZARD
AND CAI -LI CHAPTER PRESIDENT FOR 2019

Welcome Spring!

Despite the less than snowy winter, everyone seems happy to see the many signs of spring. As we enter many of our communities for work, we see both the hard work of years past and the fresh planting of this year's landscaping.

As spring is a time of new life, our organization is hard at work behind the scenes. Please keep in mind our upcoming events. We have our bowling event instead of the golf outing on June 20th in Melville. Our summer social will be held on July 17th at the Whalers Restaurant in Bayshore. Look for an email soon with the details for July.

The trade show committee is hard at work planning educational seminars and filling booths. Please keep in mind our board and committees are made up entirely of volunteers. If you know a great vendor who should be part of our organization, please let us know. Also, please take advantage of the vendors who are part of our organization. As one myself, we don't expect any reward for the time we donate, but we would love the opportunity to bid, propose, or consult as projects come up.

All the best! ■

JR

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Long Island Chapter Calendar of Events

Thursday, June 20th - 6:00 to 9:00 p.m.

NEW!!! FUN NIGHT of Bowling
Bowlmor Lanes

895 Walt Whitman Road, Melville

Wednesday, July 17th - 6:00 to 9:00 p.m.

Chapter Summertime Social
Whalers Restaurant

124 Maple Avenue, Bayshore

Thursday, September 12th - 6:00 to 8:00 p.m.

Chapter Membership Meeting with
"Rentals in the Community" Educational Seminar
Capital One Bank

1307 Walt Whitman Road, Melville

Saturday, October 5th - 9:00 a.m. to 3:00 p.m.

13th Annual Trade Show
Hilton Long Island, Melville

Free Admission for Community Board Members

Saturday, November 2nd - 8:00 a.m. to 2:00 p.m.

Board Leadership Development Workshop
for Community Association Board Members

REGISTRATION REQUIRED

Belfor Property Restoration

60 Raynor Avenue, Ronkonkoma

Thursday, November 14th - 6:00 to 8:00 p.m.

Chapter Membership Meeting with
"Engineering" Educational Seminar
Capital One Bank

1307 Walt Whitman Road, Melville

December – Holiday Chapter Party

More information to be announced

Continued from Page 1

Excessive Noise

A noisy water heater, like a lack of hot water, is related to sediment built up on the bottom of the tank. Sediment hardens as it heats and reheats. Once it solidifies, you will hear banging or rumbling noises coming from your water heater as it warms up.

Noise is not the only issue caused by sediment build-up. The hardened sediment causes your water heater to become less efficient. It will take longer to heat the water and will use more energy, leading to higher utility costs. The additional time needed to heat your water can also cause holes or cracks to form in the tank. This will cause leaks, so you should address the issue as soon as you can.

Leaks in the Water Heater

Metal expands as it heats up. If your water heater has a slight



fracture, the expansion will create a leak. Do you see a puddle around your water heater? Check your tank's fittings and connections to make sure they are not causing the leak. No matter the cause, the leak must be addressed immediately. Water leaks can severely damage your home. Basement flooding can damage both property and infrastructure.

Your Water Heater Needs Constant Repairs

It is time to consider water heater replacement if you're always fixing the same problem over and over again, or if new issues occur on an ongoing basis. Repeated breakdowns indicate that the entire water heater is likely to fail before long. You

should replace it as soon as possible. ■

If you would like to learn more, please contact Harvey Kolin, Director of Sales for Waterheaters.com, at his office #800.940.6559 or via email at harvey@hkolin.com.



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is pleased to announce the following meetings for Condominium, HOA and Co-Op Board Members free of charge:

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Our open discussion sessions are available for Community Association Board Members to discuss any issues that are of concern to you — and to others as well. It will be an opportunity for you to enjoy light refreshments and to meet with others from condominium, co-op and HOA boards who are dealing with – or have dealt with – common problems and challenges.

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Taking the proper steps in making sure your buildings are following the mandated fire codes, that all equipment is maintained and you have all staff trained to understand how these systems work, ensures an efficient building safety plan. Don't forget to let your insurance company know what types of systems you have in place for possible discounts. ■

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BIOENGINEERED LIVING SHORELINES THE NEWEST EROSION CONTROL SOLUTION

By J. WESLEY ALLEN, ENVIRONMENTAL SCIENTIST & REGIONAL MANAGER - SOLITUDE LAKE MANAGEMENT

When development companies design community associations with lakes and stormwater ponds, they envision them as beautiful aquatic resources to attract homeowners, connect with nature and enhance the surrounding property. Without proper management, however, these waterbodies can quickly become eye-sores that produce harmful algae and bad odors, lead to damaged and eroded shorelines, and result in displeased community members.

Most aquatic management professionals will tell you that when a property manager calls about an issue at their waterbody, it's often past the point of a quick fix. This is regularly the case when we arrive onsite to look at an erosion issue on a lake or pond embankment. Rather than finding a few problematic patches of rock or soil, we discover steep, unstable banks, deep washouts and extensive bottom muck caused by years of sedimentation.

Erosion is a natural process caused by wind, rainfall, poor design, cultural impacts like mowing and recreation, or simply an aging aquatic ecosystem. These erosion issues are all exacerbated by human disturbance. Unfortunately, erosion can also negatively affect your lake, stormwater pond, canal or coastline by causing loss of habitat and property value, nutrient loading, reduced storage volume and waterbody depth, and excess runoff. When topsoil is displaced, stormwater pipes and structures can be

exposed and damaged. Overtime, erosion can lead to the formation of trenches and gullies that pose a serious danger to the public.

There are many ways to correct erosion with rip-rap, bulkheads, and other hard armoring systems; in certain situations, they may be the preferred option. In my experience, however, reestablishing the embankment utilizing vegetation, whether turf grass for recreation or native vegetation for habitat, has always been an excellent way to halt erosion and enhance community waterbodies. There are several best management practices that can help stop erosion and establish vegetation, but a lot of them have a shorter life-span or planting restrictions. Fortunately, there is a new solution available for both the immediate and long-term stabilization of shorelines and hillsides.

Bioengineered living shorelines are the latest technology in erosion control. These patented woven systems offer an innovative, environmentally-friendly solution to immediately stop shoreline and embankment erosion and create a natural foundation for vegetation. The most effective systems available are designed using a combination of ecofriendly, biodegradable burlap sock-like fabric and heavy-duty knitted mesh. The socks can be filled with local pond muck and sediment, which is why

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many property managers choose to pair this solution with proactive hydro-raking projects. After the woven mesh systems are filled, they are then secured to the embankment and can be immediately sodded, planted with native beneficial buffer plants, or seeded through the mesh and fabric layers.

As an Environmental Scientist, I've utilized several different shoreline restoration techniques over the years, but this innovative system is certainly creating some excitement! It provides immediate stabilization while effectively filtering and buffering run-off water, removing harmful contaminants and benefiting waterways and water quality, all the while providing

help redirect water movement while reducing erosion along delicate banks. Coconut "coir" logs are biodegradable, compact and excellent solutions for properties in need of a truly custom erosion control approach.

Whether you decide to move forward with a complete shoreline restoration or are several years away, it's imperative to properly budget and integrate proactive management strategies that protect your banks and hillsides, while preserving the water quality of your aquatic resource. Cultivating a beneficial vegetative buffer with flowering native vegetation will help stabilize soil during rainstorms. Deep-rooted flowering plants can also help pull excess nutrients from stormwater runoff,



HOA Erosion Control BEFORE



HOA Erosion Control AFTER

a seamless planting platform and long-lasting erosion control. Restored banks and hillsides can be walked on within just a few days, making bioengineered shorelines a fast, aesthetically-pleasing and long-lasting solution for most properties.

Depending on your waterbody and specific erosion issues, goals and budget, your lake management professional may recommend other natural restoration tools. Lakes and ponds that experience heavy water movement may be suitable candidates for erosion control using logs comprised of coconut fibers. Installed in areas with direct water flow, these biodegradable logs can

preventing the growth of nuisance weeds and algae in the water resource. Undesirable nutrients can be further combated with the professional application of naturally-occurring nutrient remediation products, which permanently "lock up" and prevent nutrients from fueling aquatic weeds or algae.

Just like lawncare, lake and stormwater pond management is an ongoing commitment that requires different approaches throughout the year. While no two waterbodies are the same, each and every aquatic ecosystem is susceptible to shoreline

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erosion and can benefit from custom management plans that integrate buffer management and nutrient remediation, as well as other sustainable tools like hydro-raking, aeration, biological augmentation, and regular water quality testing. Whether your waterbody is in its prime or has seen better days, contact your lake management professional to restore and prolong your water resources—starting with the shoreline. ■

J. Wesley Allen is an Environmental Scientist and Regional Manager at SOLitude Lake Management and has nearly two decades of experience leading high-profile shoreline stabilization and wetland restoration projects. Learn more at www.solitudelakemanagement.com/knowledge.

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DRYER VENTS — 101

By JOHN RYLEY - DRYER VENT WIZARD

We all use them constantly, but how much do we understand about their function, safety of operation and efficiency? For most people, that knowledge is minimal. In the next few minutes of reading, I hope to increase your understanding of dryer vents, so that you will understand how to reduce the inherent fire hazard and maintain optimum operating efficiency of any dryers in your properties, whether in individual units or a common laundry room.

First, dryer vents create a significant fire hazard when not properly cleaned and when improper, non-code materials are used in the dryer vent system. There are 15,500 fires caused by clothes dryers annually in the U.S. -- more than any other household appliance. Those fires result in an average of 34 deaths, 430 injuries and more than \$209 million in property damages.

Second, a properly maintained dryer vent saves substantial utility costs in operating the dryer. A clean dryer vent means that more air flows from the dryer through the vent to the outside, more efficiently carrying the lint and moisture (a gallon or more of water in a heavy load) to the outside. That results in much faster drying time. As a result of a shorter drying time, the life of the dryer is extended, providing additional savings for proper dryer vent maintenance. The savings can be up to \$300 per year, as the dryer uses more energy than any other household appliance.

The dryer vent system includes the entire path of the dryer exhaust from the back side of the dryer, to where it exits the building. The exit includes a vent cover, often on the side of the building, but sometimes on the roof.

The most common symptom that your dryer vent needs service is requiring a long cycle to get clothes dry. A heavy load of towels or jeans should not take more than 45 minutes to dry completely. If your dryer still contains wet clothes after that time, you almost certainly have a dryer VENT issue, NOT a dryer issue. Dryers do not slow down with age. However, deficient dryer vents DO slow the drying rate over time. See below for more symptoms of dryer vent deficiencies. Be sure to check out your dryer VENT before buying a new dryer.

Periodic cleaning of the dryer vent is the most commonly needed service. This typically involves brushing out the vent while air flow forces out the dislodged lint. A compressed air hose using a rotating air nozzle can also be used. This method, while not quite as thorough as a brush, has the advantage of being able to clean the vent without requiring access to the dryer itself.

In addition to periodic cleaning, use of proper code materials, the configuration of the materials, method of joint assembly and other items can directly affect the dryer efficiency. Even with a perfectly clean vent, air flow can be almost zero if the vent material behind the dryer is smashed, cutting off air flow to the remainder of the vent. It is important to evaluate multiple factors in the venting system, and not only vent cleaning, to provide maximum fire safety and dryer operating efficiency.

Recommended vent cleaning frequency varies, depending on several factors. Dryer manufacturers suggest annual cleaning for residential dryers. Actual need may be less, but can also be more frequent for some commercial uses and heavily used multi-family dryers. The amount of laundry processed is an obvious factor, along with the effective length (actual length plus number of bends) of the dryer vent, the vertical or horizontal direction, and other factors.

Continued on Page 12



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Continued from Page 11

Safety Tips for Dryer Operation:

Never leave the building or even go to bed with a dryer running. The fire hazard is just too high to allow that. Of course, the fire hazard is much higher when proper dryer vent maintenance is lacking.

The lint screen is typically cleaned of lint each load, as appropriate. But did you know that it should also be washed and scrubbed with a brush in sudsy water every 3 months? (Neither did most other people, so don't feel neglectful.)

Don't put clothing or fabrics that have had solvents in them in the dryer.

Keep combustible clutter away from your dryer, to reduce fuel for a dryer fire.

Prevent heavy lint buildup behind or around the dryer. Lint is highly combustible (try using it for campfire or fireplace starter!), and promotes rapid spread of a fire in the area.

Symptoms That Your Dryer Vent Needs Attention:

It takes more than a typical cycle of approximately 45 minutes to dry a heavy load.

The dryer is hot to the touch after a cycle.

A musty smell in the dryer or in your clothes after drying. In severe cases this is sometimes described as a "petroleum" odor.

Minimal or no lint accumulation on the lint screen.

High humidity in the laundry room area.

High dust levels near the laundry room.

Minimal or no air flow from the dryer vent cover at the exit from the building.

A grid (bird guard) cage is in place at the vent cover. This does not meet code due to the accumulation of lint on the grid. A pest-proof cover with no grid should be installed instead.

Heating elements or fuses in the dryer burn out, or the dryer keeps shutting off. ■

If you would like to learn more, please contact John Ryley, President of Dryer Vent Wizard, at his office #866.498.7233 or via email at JRyley@dryerventwizard.com.



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NYS LEGISLATION ACTION COMMITTEE REPORT — PENDING BILLS THAT MAY IMPACT COMMUNITY ASSOCIATIONS

By ALYSSA H. SOLARSH, ESQ.— TAYLOR, ELDRIDGE & ENDRES, P.C.

The Legislative Action Committee of CAI-NYS monitors legislation that may impact community associations in New York State. The Committee discusses the type of impact that certain legislation may have on communities, and decides whether to support, oppose, or provide comments to the sponsoring legislators of the proposed legislation. Below is a summary of some of the pending bills that the Committee is monitoring, that could impact Long Island community associations, if passed:

Assembly Bill 2913 - Act to amend the executive law, in relation to requiring combustible gas detectors in certain structures (applies to multi-family dwellings).

Requires that all temporary and permanent dwellings in the state shall install an operable combustible gas detector that wirelessly connects to the gas company and requires gas companies to release an annual report of the frequency of gas leaks by county.

Senate Bill 2340 - Act to amend the real property law, in relation to providing certification and registration requirements for property managers of cooperatives and condominiums.

Requires residential real property managers or any firm employing a property manager, contracting with a property manager, or contracting to provide a property manager, to file a registration statement with the secretary of state and to be certified from an approved certifying organization.

Senate Bill 5839 - Cooperative & Condominium Ombudsman Act

(a) Amends the Executive Law to create the office of the cooperative and condominium ombudsman; (b) Amends the tax law, in relation to authorizing the residential unit fee; and (c) Amends the state finance law, in relation to establishing the office of the cooperative and condominium ombudsman fund.

The Ombudsman would serve to perform the following functions:

Conduct outreach programs to educate unit owners and board members as to their legal rights and responsibilities;

Encourage alternative dispute resolution;

Provide dispute resolution services on consent of the parties;

Provide monitoring and supervision of cooperative and condominium elections.

Senate Bill 1751 and Assembly Bill 3254 - Bill of Rights

Creates a residential condominium owner's bill of rights that includes, inter alia, the right to transparency, the right to timely

decisions, voting rights, the right to notice, and the right against extraordinary expenses.

The Bill of Rights would, among other things, give unit-owners the right to inspect or copy approved meeting minutes, IRS tax form 900 (if available), receipts for expenditures, bank and financial statements, bid proposals, accountant and consultant reports, and governmental health, building-code, and safety inspection reports (which is already a right conferred upon owners). Boards would be required to propose spending limits every five years, and boards would vote on any "extraordinary" non-emergency expenditures after notice to the unit owners.

Senate Bill 4088 - Requires certain corporations to permit shareholders to attend meetings via remote communication and to be deemed present for voting purposes.

This Bill will offer business corporations the opportunity to authorize, by action of the board of directors, implementation of reasonable measures to provide shareholders, who are not physically present at shareholder meetings, an opportunity to participate long distance by electronic measures.

Senate Bill 5157 - Act to amend the real property law, in relation to electric vehicle charging station installation in condominiums.

This Bill aims to grant unit owners greater rights for the installation of electric vehicle charging stations, and creates a procedure by which a condominium association may approve the installation of such a station.

Senate Bill 4742 - An act to amend the real property law, in relation to prohibiting homeowners' associations from restricting the installation or use of solar power systems

This legislation would permit homeowners to install solar panels in consultation with their homeowners' association. It would thus expand the use of solar power systems for homeowners, while granting a role in the decision-making process to the homeowner associations. ■

For more information, please contact Alyssa H. Solarsh, Esq., from Taylor, Eldridge & Endres, P.C., at #631.265.5550 or via email at alyssa@taylor-eldridge.com.

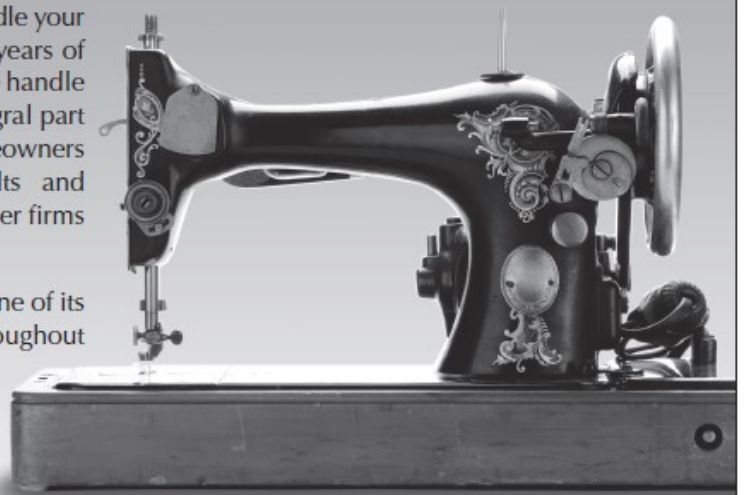
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