

CAI - LI Chapter News

Serving Long Island, New York

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HOLIDAY SEASON SAFETY TIPS FOR YOUR HOME

By DANA EINSIDLER, MARKETING DIRECTOR
EINSIDLER MANAGEMENT, INC.



Kitchen Safety

Cooking equipment is one of the leading causes of home fires according to the National Fire Protection Association. Do not leave stovetops and ovens that are in use unattended during the holidays or any other time of the year.

Replace any expired fire extinguishers in your home. Additionally, note that not all fire extinguishers are created equal, so be sure to become informed on the different classes of extinguishers (as well as how to use them) and keep them in your home accordingly. For example, there are fire extinguishers designed specifically to handle kitchen fires.

With all the parties and family gatherings during the holiday season, homeowners

increase their oven use and use them for extended periods of time. If applicable, make sure that you replace the batteries in your carbon monoxide detectors and check your smoke alarms. Never use your oven as a source of heat, and keep the oven fan on while baking and cooking.

Skip the deep-fried turkey on Thanksgiving! According to multiple sources, turkey fryers are extremely dangerous to operate and should not be operated inside the home.

Use caution when cooking with grease to prevent fires and burns. If smoke is visible or there is a burning smell, turn off the stove immediately and air out your kitchen and home.

Secure Your Home During the Holidays

Avoid theft in your home during the holiday season. Keep unwrapped and wrapped gifts out of sight! Don't leave them in a place where a thief can see them through a door or

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PRESIDENT'S MESSAGE

By MELISSA SCHLACTUS, ESQ. - TAYLOR, ELDRIDGE, & ENDRES, P.C. AND CAI - LI CHAPTER PRESIDENT 2022



It's hard to believe that Autumn is here and the end of the year is quickly approaching, but as I look outside, the leaves are falling, and the days are turning cooler. At CAI Long Island, we started the season with the return of our annual Trade Show, which was held on September 17, 2022 at the Huntington Hilton. We had an amazing turnout for the show and received positive feedback from

both vendors and attendees. Thank you again to the Trade Show Committee for all your hard work putting together such a successful event. It's clear the Trade Show is back and better than ever! Make sure to mark your calendars for next year's Trade Show which will be held on Saturday, October 14, 2023.

Our annual Holiday Party will be held on Thursday, December 15, 2022 at Limani Grille in Commack from 6-9 p.m. This is always a popular event and a great way to kick off the holiday season. The Chapter's annual meeting will also be held that evening. Please join us in welcoming the 2023 Board of Directors. We hope to see you there!

As my term as President draws to a close, I would like to take the time to thank everyone who has helped me to make this year a success. First, a huge thank you to our Chapter Executive Director, Christine Majid. None of this would be possible without her. Christine works tirelessly to make every event, and this organization overall, the best it can be and makes it look effortless. Thank you to all my fellow Board Members for your hard work and support throughout the year. And on behalf of the entire Board, I would like to thank our sponsors for continuing to support our organization.

And finally, I'd like to be the first to welcome our 2023 Board President, Andrew Nigri from Sancus Insurance Agency. Andrew has been a dedicated member of CAI Long Island for many years, and I know he will do a great job leading the organization in 2023.

Best wishes to you and your families for a happy and healthy holiday season. ■

Thank you,
Melissa

You may reach Melissa at melissa@taylor-eldridge.com.

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CAI - LONG ISLAND NEWSLETTER

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 (www.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, 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.

Quarterly Deadlines

Winter Issue - January 31

Summer Issue - July 31

Spring Issue - April 30

Autumn Issue - October 31

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window of your home.

Let management, your superintendent (if applicable), and a trusted neighbor know if you will be traveling during the holidays. Don't forget to stop your mail if you plan to travel for extended periods so that mail doesn't accumulate on your porch or in a mailbox. Thieves will be more likely to tell that you are not home if mail and packages are piled up around your home.

When traveling, consider keeping lights on in your home, or having a trusted neighbor check in on your unit. Activity in your home will create the illusion that you are home even if you are not.

Holiday Decoration Safety*

If you prefer to have a real Christmas tree in your home, be sure to water it regularly, as dry leaves are much more flammable than well-watered ones.

Make sure that all trees, real or fake, are kept away from any heat sources such as a fireplace, heater, space heater, etc.

If you are tired of hauling out the tree and ornaments, there are great Christmas tree alternatives that are perfect for Co-ops and Condos. Some alternatives can also minimize fire, tripping, and choking hazards. Plus, if you have minimal space, smaller Christmas trees and alternatives are a great option.

Before hanging any string lights, check for broken bulbs and faulty wiring as these can pose a potential fire risk. Also, make sure that all Christmas lights are the proper voltage and that you are using the correct type of lights for indoor vs. outdoor decorating. Use caution when using extension cords, surge protectors, and power strips. Spending a little extra on LED string lights can prevent overheating and lower utility costs!



Always read the box to make sure you know the maximum amount of string lights that can be safely connected. Consider swapping flame-lit candles for battery-operated ones as they reduce the risk of fire.

Chanukah Menorah Safety: Never leave wax candles unattended while lit. Additionally, keep open flames away from other objects that could catch on fire. We suggest leaving the Chanukah menorah near a sink for easy extinguishing if necessary. If you plan to use an electronic Chanukah menorah, check the wiring for tears or issues, and check or replace any old or broken bulbs. ■

*Check your Cooperative, Condominium, or Homeowner's Associations decoration policies before you start getting festive this holiday season, as some communities prohibit any outdoor decorations. If your decorations should include any kind of alterations to your unit, check your alteration agreement policy beforehand as well.

Have a safe and festive holiday season! Visit our blog for additional home and holiday safety tips: <https://www.einsidler.com/tag/holidays/>

You may reach Dana at her office via phone at #631.961.1092 or by email at dana@einsidler.com.

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PREVENTING CARBON MONOXIDE POISONING

By CAI NATIONAL

Carbon monoxide, or CO, is a poisonous gas that can be particularly dangerous because it is colorless and odorless. Headache, nausea, dizziness and even permanent brain damage or death can occur. Hundreds of people die each year from accidental CO poisoning, many of them while using portable generators during severe weather.

A byproduct of burning fuels such as gasoline, propane, kerosene, natural gas, oil, wood or coal, carbon monoxide is emitted from internal combustion made by engines, like those that power lawn mowers, portable generators, cars, power washers and many household appliances such as furnaces, ranges, fireplaces, water heaters and room heaters.

To prevent CO poisoning in your home, be sure to take the following precautions:

- Educate your family about the causes of CO poisoning and how to prevent exposure to this deadly gas.
- Do not use portable generators indoors, including in garages, carports, storage sheds and the like, even with doors and windows open. CO can quickly build to lethal levels in even partially enclosed spaces.
- Do not place pressure washer engines indoors, and, when using pressure washers outdoors, keep engines away from open windows, doors or vents during use, as CO can seep inside through the openings.
- Hire qualified professionals to install new furnaces and appliances and to inspect and service your HVAC system, chimneys and flues.
- Never service fuel-burning appliances without proper knowledge, skills and tools. Always refer to the owners' manual when performing minor adjustments or performing maintenance on fuel-burning equipment.
- Never use portable fuel-burning camping equipment or burn charcoal indoors.
- Never leave a car running in a garage, even with the garage door open.
- Never use your gas oven or clothes dryer to heat your home.
- Never operate unvented fuel-burning appliances in any room where people are sleeping.

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Long Island Chapter Calendar of Events

Thursday, November 17th - 6:00 to 8:00 p.m.

Chapter Membership Meeting

with Educational Presentation

“Sealed Bids and the RFP Process Deciphered”

Blue Ridge Condominiums HOA - Clubhouse

899 Golf Lane, Medford

Thursday, December 15th - 6:00 to 9:00 p.m.

Chapter Holiday Party and

Annual Meeting 2022

Limani Grille

1 Vanderbilt Motor Parkway, Commack

January TBD - 6:00 to 8:00 p.m.

Chapter Membership Meeting

with Educational Presentation

“Review and Redaction of Board Minutes”

Half Hollow Hills Library

55 Vanderbilt Parkway, Dix Hills

Saturday in May - 8:00 a.m. to 2:00 p.m.

Board Leadership Development Workshop

for Community Association Board Members

REGISTRATION REQUIRED

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- Do not cover the bottom of natural gas or propane ovens with aluminum foil. Doing so blocks the air flow through the appliance and can produce CO.
- Install CO detectors throughout your home, especially in hallways near sleeping areas, and follow the manufacturers' instructions for testing and replacing. Keep detectors unobstructed by furniture or draperies.

For additional details about how to prevent CO poisoning, visit the Consumer Product Safety Commission's website at https://www.cpsc.gov/search?search_api_fulltext=carbon+monoxide

or the website for the National Institute for Occupational Safety and Health of the Centers for Disease Control at www.cdc.gov/niosh/topics/co/. ■



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CAI Long Island Chapter Educational Seminar - October 20, 2022 - Summerfield HOA What Do You Mean It's Not Covered?

Presented by Brian Arellano, CMCA - Touchstone Property Management ,
Anthony DeLorenzo - United Public Adjusters, and Andrew Nigri - Sancus Insurance Agency



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HOW MUCH NOISE DO YOU MAKE?

By CAI NATIONAL

Noise is an inevitable reality in condominium communities. Condominium dwellers live in such close proximity, it's essential that we consider the effect noise will have on our neighbors when deciding on floor coverings, where to mount the flat-screen television or when to knock out a wall.

We—you and your neighbors—all have a right to enjoy our homes in peace and to furnish them as we like. But remember, how you furnish your unit may be a nuisance to your neighbors in theirs.

Hard flooring—wood, ceramic, stone—is fashionable and collects far fewer allergens than carpet, making it very popular. But it can be a problem for the folks downstairs, even if you make an effort to tread lightly or wear soft shoes. If you're considering installing hard flooring in your unit, first install a sound barrier—like cork—to reduce noise. And hope the people above you do the same.

Flat-screen televisions are becoming more affordable every year, and many of our residents have them. Please mount your screen on an interior wall—not a wall you share with a neighbor. Reverberations from wall-mounted televisions can be an annoyance for those on the other side.

How much noise does it take to be a nuisance? One definition says nuisance is a level of disturbance beyond what a reasonable person would find tolerable. But, sometimes the question isn't how much noise we make, but when we make it. You or your neighbor might find the raucous party next door entirely tolerable—until about 10 or 11 p.m. A noisy renovation downstairs might be intolerable if it's a religious or ethnic holiday for you. Whatever you're planning, give some thought



to the day as well as the time of day for your activity.

If you have noisy neighbors, talk to them. They probably have no idea they're disturbing you. Maybe you work nights and their teenager—whose room backs up to yours—blasts the audio system after school each day.

The Golden Rule applies here: Treat your neighbors the way you want them to treat you.



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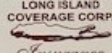
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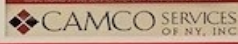
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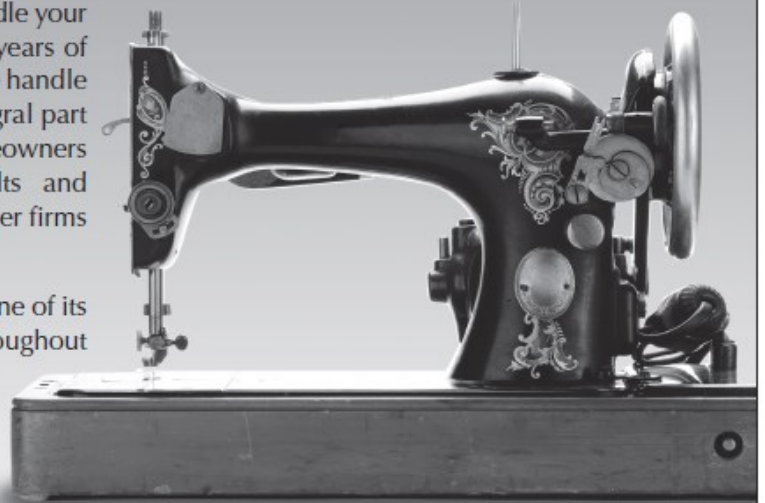


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