

CAI - LI Chapter News

Serving Long Island, New York

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TIME TO THINK ABOUT YOUR DRYER VENTS

By RIVKA LEYTON - VENTRIGHT



We spend hours worrying about our carpeting and wallpaper and we agonize over the cabinetry and tilework in our homes. But do we ever even think about our dryer vents? Probably not.

At best, we hope they're functioning properly down in the laundry room, drying endless loads of laundry. At worst, we're like, 'What's a dryer vent? And why should I even care?' Here's why.

According to the National Fire Protection Association, dryers cause 2,900 fires each year, this translates into about \$35 million

dollars in property loss, as well as injuries and occasionally, death. Are you paying attention yet?

The leading cause of dryer fires is lint, which accumulates naturally when you use the dryer but can sometimes make its way into the appliance's heating element. When that overheats and the hot air doesn't circulate properly, you have a problem.

Now **here's the good news.** You don't have to worry about your dryer if you call a professional.

And it's not just about fires. Even a partially clogged dryer vent slows down the drying time and wastes time and money. Are dryer vent fires common? Unfortunately they are... Just two weeks ago a vent fire occurred in the Five Towns and last week there was an

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incident in Brooklyn.

There's a simple solution. Call a professional and make an appointment. They will be happy to clean out your dryer vents so that this doesn't happen in your own home.

Let me walk you through the process. A technician will visit your home on the designated day and inspect your dryer to make sure that it's up to code. Then they will check the airflow with a piece of equipment called an anemometer and clean the vent/shaft that extends from the back of the dryer to the wall and continues outdoors. Technicians use special equipment and are professionally trained. It is important that the homeowner be on premises during the process.

You don't have to be a homeowner to benefit from services. Anybody who uses a washer and dryer, including tenants and renters (and even laundromat owners), needs to have their dryers serviced at least once a year. The Fire Safety Administration recommends an annual cleaning for a family that does about five loads a week. But of course, larger families do many more loads than that. And don't forget the summer bungalow/cottage/beach home, where the loads of towels and linen just never end. Bi-annual contracts and special prices to groups are available.

If you think you can clean your vents on your own, think again. I advise, that this practice is risky. Proper equipment, training, and know-how are essential to cleaning a dryer vent thoroughly and safely.

Specifically, I caution homeowners never to use duct tape on their dryer vents. As the dryer vent heats the duct tape, the adhesive on the tape breaks down and the vents will come apart. In general, it's never a good idea to use anything flammable on your dryer vent. Yes, duct tape is flammable.... Who knew? Often, a big chunk of what we do is fixing other people's mistakes.

Over the years, technicians have made all kinds of interesting discoveries. Birds' nests numerous times, discovery of dead squirrels after the homeowners have complained about a foul smell whenever the dryer was in use. It is important to have a special bird guard installed over the traditional vent covers to prevent this from happening.

How do you maintain a clean and efficient laundry room in

between professional visits? **Always clean the lint trap after every load** and if you've had any construction work done in your laundry room, make sure the dryer is connected properly afterwards.

Furthermore, as a general rule, people should **never leave the house when the dryer is on**. And certainly, **you shouldn't leave the dryer going when they're sleeping**.

Check with your professional to see if they also offer HVAC cleaning services and if they will inspect your washing machine hoses and offer an upgrade if necessary. Rubber water hoses could potentially develop bubbles and burst, resulting in major flooding. I recommend an upgrade to stainless steel braided hoses.

With so many families building magnificent homes with state-of-the-art appliances one would think that vent cleaning services aren't even necessary. Not so. After more than four years servicing the community, I've personally seen it all.

Most contractors don't understand the codes and build the vent without a thought for maintenance. I've seen gorgeous homes with brand new laundry rooms where the contractor forgot to vent the dryer properly. The lint was accumulating indoors in the home's attic. Luckily, my company was able to re-route the dryer vents properly and tragedy was averted. In another case, someone built a brand-new bungalow upstate but neglected to unblock the dryer vent, allowing lint to steadily accumulate. In that case, the contractor was called back to correct the issue. All in all, regular maintenance will keep your dryer efficient, saving time and money as well as preventing damage to the dryer, or worse, a fire.

We are creatures of habit, and we expect everything in our homes to run properly and efficiently. Until it doesn't. Then, when the plumbing breaks down or the freezer shuts off, we feel frustrated and helpless. Making a call to a professional today may prevent a disaster from happening to you tomorrow. It's simple, it's quick, and it's relatively inexpensive.

Call today and begin the process of responsible homeownership now. ■

You may reach Rivka at her office via phone at #516.430.5503 or by email at hello@goventrigh.com.

* Originally published in the Ami Magazine.



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PRESIDENT’S MESSAGE

By ANDREW NIGRI - SANCUS INSURANCE AGENCY, LTD. AND CAI - LI CHAPTER PRESIDENT 2023

Greetings CAI Membership!

As we embark on our tour around the sun from Spring to Summer, your CAI Board is focusing on October... our Annual CAI Long Island Chapter Trade Show. Our Chapter Board and the Trade Show Committee members are heavily entrenched with creating an exciting educational experience for all attendees to remember.

For our community association volunteer board members, our goal is to provide the absolute best possible educational seminars to leave you walking away with your questions answered, and hopefully, with solutions to problems you are all individually facing. In addition, we are expecting to have additional exhibitors this year which will provide expanded choices and the opportunity for NEW vendor connections to be made.

For our exhibitors, we are looking into upgrading our technology to offer a more seamless vendor experience. We are continually working vigorously to increase the number attendees and are passionate about making this event worth your while—in both time and financial investment in this year’s show

In addition to the trade show, our monthly seminars have been very well attended, so I believe our topic choices this year are on point! We hope that you have enjoyed both of the recent insurance presentations as well as the “Collection & Foreclosures” event that we held in April. Additionally, we have two more Thursday evening educational seminars slated on the calendar: May 25th on “Reserve Studies” which will be held at Fairfield at St. James HOA, and on June 15th on “All Things STP” at Summerfield HOA. These will be the last Chapter meetings before we break for summer.

Please look out for those flyers as we feel these topics are extremely important and we hope to see you all at both meetings.

Finally, please mark your calendar for Saturday, October 14th for our Trade Show, which we will once again be hosting at the Hilton Long Island in Melville from 9am– 3pm.

Thank you and I hope everyone enjoys their summer! ■

Andrew

You may reach Andrew at Andrew@thesancusgroup.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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LAKE FOUNTAINS ARE PRETTY, BUT DID YOU KNOW THEY ALSO HELP PROMOTE CLEAN WATER?

By SOLITUDE LAKE MANAGEMENT

One of a community association's biggest priorities is aesthetic appeal. Aesthetically pleasing elements around a community can help retain homeowners and make it more desirable to potential residents, boost property values, strengthen its reputation, and inspire confidence in property managers. But it can be challenging to sustain superior aesthetics without nonstop maintenance.

Floating fountains are an excellent, cost-effective tool that can provide long lasting aesthetic benefits without the burden of constant maintenance. Better yet, fountains have many functional advantages to steadily support the health and beauty of aquatic ecosystems.

Like a star on a Christmas tree or a vase of flowers on a table, fountains are often used as a finishing touch on lakes and ponds. Property managers can choose from dozens of options to fit the unique aesthetic needs of their communities – from large, magnificent systems that propel intricate water patterns into the air, to delicate fountains with graceful silhouettes. They can stand alone as a spectacular focal point or be grouped together for eye-catching shape and movement. Fountains can also be outfitted with captivating lighting elements to reflect brand



colors, holidays, and themed events, or simply for continued enjoyment after the sun has set.

But many property managers don't know that their benefits are twofold. Floating fountains are not only capable of transforming the beauty of a waterbody, they also help reinforce healthy,

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balanced water quality conditions.

This is accomplished in two ways. First, fountains increase dissolved oxygen (DO) levels in the waterbody. The turbulence of water falling across the lake or pond increases the transfer of oxygen at the surface. Second, fountains help circulate the water, spreading vital DO throughout the water column.

DO is an important indicator of a healthy waterbody, and one of the first components aquatic experts measure during lake and pond evaluations. Fish, native plants, and beneficial bacteria and organisms that serve as the base of the food chain all require DO to survive. Balanced DO levels help support healthy, flourishing ecosystems that, in turn, enhance the surrounding community.

DO is also essential for the natural “digestion” of bottom muck, animal waste, and other organic matter containing high concentrations of nutrients. When nutrient levels pass a desirable threshold, aquatic weeds, algae, and toxic cyanobacteria (also known as blue-green algae) are more likely to develop – leading to frustrated residents and ongoing complaints to property managers. Once weeds and algae become established in a waterbody, they may trigger other problems like dangerous shoreline erosion, fish kills, stormwater damage, and flooding.

Fountains are incredible tools, but sometimes communities are

more interested in the functional benefits than aesthetics. In these cases, professionals may recommend a surface aerator. Like a traditional fountain, surface aerators float on the waterbody, but are designed to churn water at a higher flow, injecting up to 3 lbs of oxygen per horsepower per hour into the water.

It’s important to note that fountains and surface aerators are most effective in waterbodies less than 6 feet deep. That’s why professionals recommend pairing lake fountains with a submersed aerator, which pumps surface air through a diffuser placed on the bottom of the waterbody. As the bubbles rise,



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CAI Long Island Chapter Educational Seminar - March 23, 2023 - Blue Ridge HOA Risk Management

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Long Island Chapter Calendar of Events

*Thursday, May 25th - 6:00 to 8:00 p.m.
Chapter Membership Meeting
with Educational Presentation
"Reserve Studies"*

*Fairfield at St. James HOA - Community Clubhouse
1 Fairfield Drive, St. James*

*Thursday, June 15th - 6:00 to 8:00 p.m.
Chapter Membership Meeting
with Educational Presentation
"Protecting Your Most Expensive Asset:
On-Site Sewage Treatment Plant "*
*Summerfield HOA - Clubhouse
74 Summerfield Drive, Holtsville*

*Wednesday, August 23rd - 6:00 p.m. to 9:00 p.m.
Summertime Celebration Social
The Pavilion at Sunken Meadow
Sunken Meadow State Park, Kings Park*

*Thursday, September 21st - 6:00 to 8:00 p.m.
Chapter Membership Meeting
with Educational Presentation
Topic and Venue to be Determined*

*Saturday, October 14th - 9:00 a.m. to 3:00 p.m.
Annual Trade Show
Hilton Long Island
598 Broad Hollow Road, Melville*

*Saturday in November - 8:00 a.m. to 2:00 p.m.
Board Leadership Development Workshop
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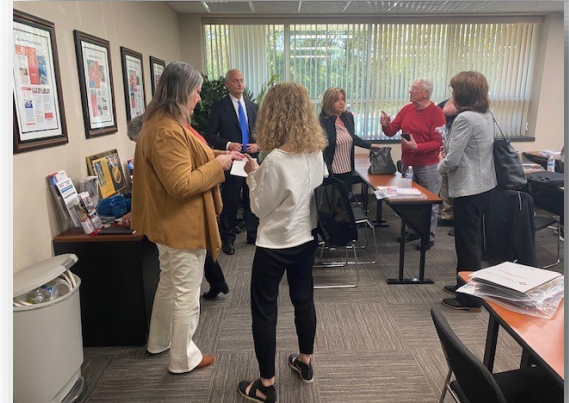
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