

# CAI - LI Chapter News

Serving Long Island, New York

Published by the Long Island Chapter of CAI

Issue No. 64 – Spring 2024

## UNDERSTANDING THE ROLE OF A SECURITY AND HOME AUTOMATION COMPANY IN TODAY'S INTERCONNECTED WORLD

By STEVE SCHLANSKY, MANAGING PARTNER - BROOKHILL TECH DESIGNS



Technology plays an ever-increasing role in our daily lives. Security and home automation companies like Brookhill have become essential partners in safeguarding our homes and properties. These companies offer a range of

services and products that are designed to elevate and enhance the security and convenience of residential and community spaces. In this article, we explore the various functions and solutions provided by a typical security and home automation company.

### **Security Systems Installation and Monitoring:**

One of the primary functions of a security and home automation company is to install and monitor security systems in residential and community properties. This includes setting up

alarm systems, surveillance cameras, motion detectors, and access control systems to protect homes and properties against intruders and unauthorized access. These systems are often connected to a central monitoring station that can alert authorities in case of emergencies.

### **Home Automation Solutions:**

Beyond security, these companies also provide home automation solutions that allow homeowners and property managers to control various aspects of their properties, both onsite and remotely. This can include the following:

- \* Smart lighting
- \* Multi-room Lighting
- \* Smart Home Integration
- \* Smart Shades/Window Treatments
- \* Smart TV Installs
- \* Home Theater

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*Continued from Page 1*

- \* Smart Comfort
- \* Landscape Lighting
- \* Door Locks

These can all be controlled through a mobile app or a central control panel. Home and property automation not only enhances convenience but also improves energy efficiency and overall comfort.

***Integrated Systems:***

Security and home automation companies often specialize in integrating various systems to work seamlessly together. For example, a security system can be integrated with home automation features, such as controlling lights and thermostat settings based on the alarm status. This integration provides homeowners and property managers with a comprehensive and user-friendly solution to manage their properties effectively.

***Consultation and Customization:***

Security and home automation companies typically offer consultation services to assess the specific security needs of a property and recommend tailored solutions. They work closely with homeowners and property managers to understand their requirements and preferences, helping them customize security and automation systems to meet their unique needs and budget.

***Maintenance and Support:***

Additionally, these companies provide ongoing maintenance and support services to ensure that security and home automation systems function optimally. This includes regular check-ups, software updates, troubleshooting assistance, and 24/7 customer support for any emergencies or technical issues that may arise.

In conclusion, a security and home automation company plays a crucial role in enhancing the security, convenience, and efficiency of residential and community spaces. By offering a range of services such as security systems installation, home

*Continued on Page 5*



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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](http://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](mailto: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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Continued from Page 3

automation solutions, integrated systems, consultation, and maintenance support, these companies help homeowners and property managers create smart, connected, and secure living and working environments. As technology continues to advance, the role of security and home automation companies will only grow in importance in ensuring the safety and well-being of households. ■

Interested in learning more? Please contact Steve at #516.832.0138 or [steve@brookhilltechdesigns.com](mailto:steve@brookhilltechdesigns.com). Or visit the website at [brookhilltechdesigns.com](http://brookhilltechdesigns.com).



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**PRESIDENT'S MESSAGE**

By ROSEMARY CLAUS - SPRING MEADOWS AT HAUPPAUGE, AND CAI - LI CHAPTER PRESIDENT 2024



Dear CAI - Long Island Chapter Members, Sponsors, and Colleagues -

As I continue this journey as president, I notice that our chapter has never been more relevant and important for those of us living, working, and operating business ventures in our Long Island communities.

As you know, our Community Associations Institute's network is one very large and multi-state resource team. The CAI - Long Island Chapter's team provides an abundance of opportunities to learn, teach, mentor, and share, top quality community resources. CAI is a team that enables us to advocate, brainstorm, give back to our communities, meet, network and socialize with friends, vendors, and colleagues.

The changes around us — whether social, political, technological, scientific, economic, or otherwise — require that we help each other to navigate through new and increasingly complex legal, financial, and/or community resource landscapes, which profoundly impact the communities, our sponsors, and their businesses, for which we work/live/play in. In many instances, we are responsible to help shape those new legal, financial, and/or community landscapes.

The CAI - Long Island community of professionals, including all of our business sponsors, is a network on which I (and many others) have become increasingly reliant on when facing these new challenges and opportunities.

I am proud of the CAI - Long Island Chapter's successes over the past years, particularly in providing more opportunities for meaningful engagement of our members and sponsors, introducing innovative programming formats and topics, and providing professional development and outreach opportunities.

The Board of Directors and I are appreciative of each of you, the chapter's members, for your continued participation and enthusiasm in our CAI - Long Island community,

Thank you all! ■

Rosemary

You may reach Rosemary via email at [rec1227@verizon.net](mailto:rec1227@verizon.net).



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# CAI Long Island Chapter Educational Seminar - February 21, 2024 - Half Hollow Hills Library Let's Just Make a New House Rule!

Presented by J. David Eldridge, Esq., Partner - Taylor, Eldridge & Endres, P.C.  
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## THE IMPORTANCE OF CLEAN DRYER DUCTS

By LYNDA O'HALLORAN, OFFICE MANAGER - DRYER VENT SQUAD OF LONG ISLAND

Keeping your dryer vent duct system clean and functioning properly is important. Any restriction in your dryer vent system can cost you time and money and even put you and your loved ones in danger! Restrictions can be a result of lint buildup, bird/rodent and insect nesting and even from poor construction or maintenance. These restrictions will increase both drying time and the risk of fire. An increase in drying time means more money spent on utility bills and abuse of your appliance which may cause premature failure. Not to mention, no one wants an increased risk of fire in their home. Additionally, if your home has a gas fired dryer, there is an added risk of carbon monoxide poisoning which can be fatal.

The length of your dryer duct will depend on where the dryer is located in your home in proximity to an outside wall. Some locations have duct work running through a basement or attic. Other homes may have a duct system buried in a wall or ceiling. The longer a vent system is, the more attention it will require. A dryer vent system should only be created of hard metal pipe. Flexible hoses should only be used as "transition hoses" to attach the dryer to the hard piped system and should never travel through a floor wall or ceiling! Unfortunately, some contractors are not familiar with current regulations (referred to as "Codes" or International Residential/Mechanical Code) and may install non-code compliant products.

**Transition Hoses** - There are different types of transition hoses found in the marketplace today. Just because an item is available or even listed as a dryer vent hose, does not mean it should be used. Nearly every dryer manufactured in the last 10 years will have a sticker on the back panel stating, "Never use plastic or thin foil vent." The most common hose sold at many home improvement stores is exactly that, plastic hose with thin foil spray coating! Semi-rigid hoses are a better option but can be somewhat difficult to maneuver and can easily kink or crush when trying to move a dryer back in place. The best option available for a transition hose is a multi-layer, true foil hose which will have a freer flowing design and much higher fire resistance rating. These hoses are somewhat harder to find and usually only carried by a dryer vent specialist.

**Dryer Vent Ducting** - The dryer vent duct, or tube, is at the heart of dryer venting. As mentioned earlier, code dictates a dryer vent duct should only be created of hard metal pipe. Certain codes have been implemented to maximize dryer efficiency, reduce risk of fire occurrence and the effect a fire may have on the duct system. Not every dryer vent has a straight run to the outside. Adjustable "elbows" are utilized to run a system from the dryer to an outside wall. Length of run and

*Continued on Page 9*

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quantity of elbows or turns will have an overall impact on the dryer's performance. Again, following codes when designing a dryer vent duct is very important.



**Keeping the dryer vent duct clean and airtight will assist in the overall operation of your dryer and help keep you safe.** Common problems that frequently arise:

1. Hose Detaches From Dryer
2. Punctured Dryer Vent Hose
3. Dirty or Clogged Vent
4. Vermin in Dryer Vent
5. Cold Air Coming in Through Dryer Vent

Except when the dryer is running, the outside wall flaps should always be in a down and closed position. But dryer lint can get stuck in the flaps and keep them open.

Dryer fires can be catastrophic. **In the United States, 80% of dryer fires start because of clogged vents.** On average, dryers cause 15,600 fires around the country every year, which result in 400 injuries and 15 deaths annually. The National Fire Protection Association recommends cleaning dryer vents once a year to prevent dryer fires, to keep you and your family safe, and your home out of danger. ■

You may reach Lynda at #516.928.6242 or via email at [lynda@dryerventsquad.com](mailto:lynda@dryerventsquad.com). Additionally, you may visit Dryer Vent Squad of Long Island online at [www.Dryerventsquadlongisland.com](http://www.Dryerventsquadlongisland.com).



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# CAI Long Island Chapter Educational Seminar - March 21, 2024 - Meadowbrook Pointe HOA Maintaining Your Landscape

Presented by Richard Daniels, ISA Certified Arborist - Bartlett Tree Experts

Mark Murray - Spadefoot Design & Construction

Eric Searles - Devon Creek Landscaping

John Seery - Old Mill Lawn Sprinklers

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Presented by J. David Eldridge, Esq., Partner - Taylor, Eldridge & Endres, P.C.

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## TOXIC WATER? WHEN COMMUNITY PONDS CAN BECOME DEADLY

By SOLITUDE LAKE MANAGEMENT

Most community waterbodies are man-made to prevent flooding and capture pollutants by collecting and filtering stormwater runoff. They can also offer aesthetic allure and recreational advantages, which may contribute to increased property values and community desirability. Despite these benefits, they can present substantial risks if not properly managed. Eroded shorelines may collapse, posing dangers to residents and landscapers. Nuisance weeds contribute to physical hazards in the water, while muck and debris can obstruct stormwater equipment, elevating the risk of flooding and damage to community infrastructure. However, one of the most significant threats often goes overlooked – algae.

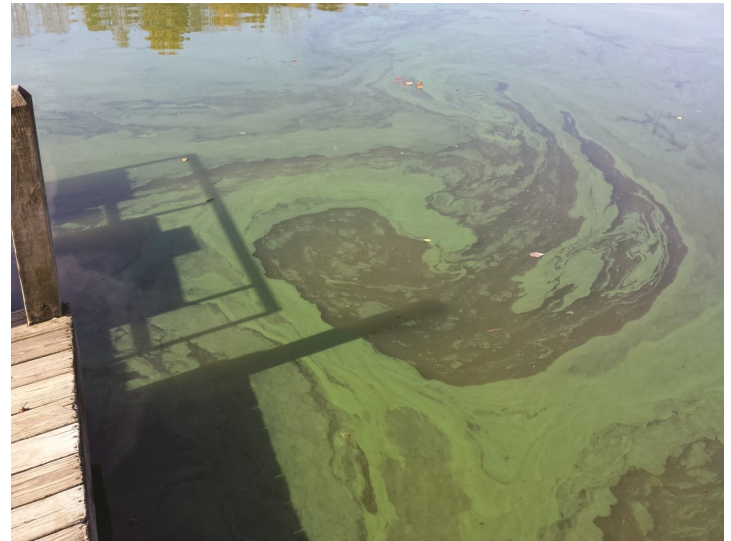
Algae found in freshwater generally fall into two categories: filamentous algae form dense, slimy patches; planktonic algae have a dye-like appearance. Some species of planktonic algae, like cyanobacteria, can form harmful algal blooms (HABs).

### What Are HABs?

Also referred to as blue-green algae, cyanobacteria are capable of producing toxins that can be harmful (and in some cases deadly) to fish, birds, livestock, and other mammals. Sadly, reports come out each year of dogs dying after exposure to cyanotoxins through swimming in or ingesting contaminated water. Toxins can also become airborne, exposing both humans and animals to contaminated air droplets. This airborne exposure can lead to irritation of the eyes, nose, throat, and lungs.

While there is currently no evidence indicating HABs are life-threatening to humans, their harmful effects cannot be understated. Exposure to cyanotoxins may result in a range of adverse effects, including vomiting, headaches, stomach aches, diarrhea, muscle weakness, dizziness, slurred speech, and liver damage. According to the Centers for Disease Control (CDC) and Prevention, there may be a link between prolonged toxin exposure and the development of neurological diseases, such as Alzheimer's, Parkinson's, and Amyotrophic Lateral Sclerosis (ALS).

The CDC reports that there is no specific diagnostic test, antidote, or treatment for cyanotoxin exposure, beyond



management of the symptoms.

### How Do HABs Develop?

Like any form of algae, HABs typically develop in waterbodies that contain elevated nutrient levels. The combination of abundant sunlight and high temperatures facilitates photosynthesis, making mid to late summer the prime time for HAB occurrences. Cyanobacteria consume substantial amounts of dissolved oxygen (DO). In the event of a large bloom, rapid depletion of DO exacerbates the stress on fish and other aquatic organisms.

Evidence suggests that HABs are occurring more frequently. In recent time, there has been a notable upward trend in average summer temperatures, especially in Northern states.

*Continued on Page 14*



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Runoff from roadways, urban developments and agricultural land, lawn fertilizers, sewage, and other pollutants introduces abnormally elevated levels of nutrients into our waterbodies, amplifying the conditions that fuel HABs.

**How Can HABs Be Identified?**

Cyanobacteria blooms often appear as blue, blue-green, or “pea soup” green scum that resembles oil or spilled paint on the water’s surface. In some cases, they can also appear red, brown, white, or gold. They may accumulate in specific areas of a waterbody due to wind or water currents, and multiple toxic blooms may occur simultaneously. Likewise, smaller or shallower ponds have the potential to form concentrated toxic zones.

A cyanobacteria bloom and the presence of toxins must be confirmed through professional water quality testing. Not all cyanobacteria blooms release toxins, but recognizing the signs is pivotal to protecting residents, employees, pets, and wildlife from potential harm.


**How Are HABs Managed?**

If urgent management is necessary, professionals may apply an EPA-registered algaecide in an attempt to rapidly eliminate the bloom. However, toxins can be released during die-off. Even when cyanobacteria are no longer visible, there is no reliable way to remove toxins from the water. Managing HABs when toxins are present is challenging and may not always yield the ideal results. The most responsible way to keep humans and animals safe from cyanotoxins is through prevention.

An ongoing lake management program equips community leaders with proactive solutions to keep a close eye on the environmental conditions and detect imbalances that signal a bloom may be imminent. Water quality testing, nutrient management, fountains and aeration, and shoreline vegetation maintenance are central to a proactive water quality management program. And if serious water quality or shoreline issues do arise, aquatic experts can implement more impactful solutions like shoreline restoration and depth restoration to


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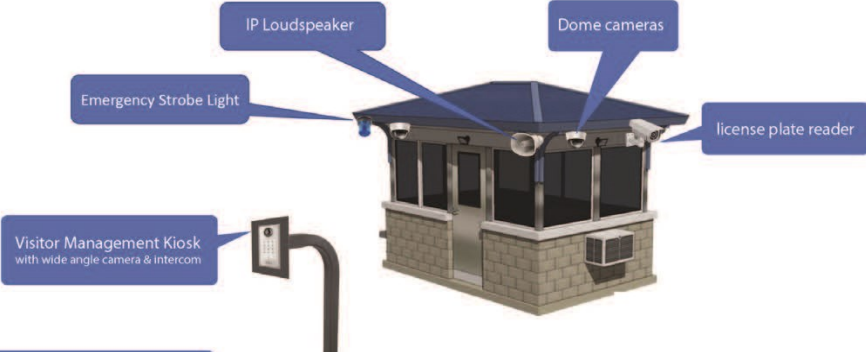
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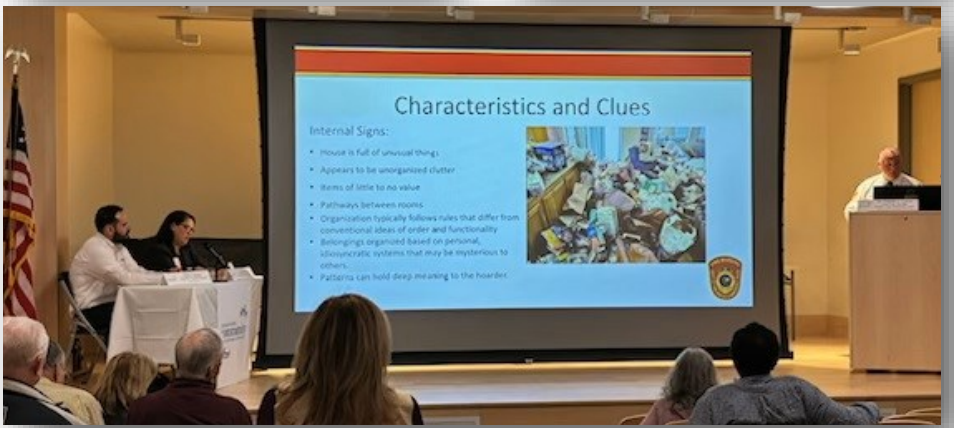
# CAI Long Island Chapter Educational Seminar - April 25, 2024 - Half Hollow Hills Library Mental Health and Hoarding

Presented by Lisa Albert, Esq. - Cohen, Warren, Meyer & Gitter, P.C.

Nick Capuano, Regional Account Manager - First Onsite

Dr. Donald. G. Lynch, Chief Fire Marshal - SC Department of Fire, Rescue and Emergency Services

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help improve water health and community safety.

Homeowners and staff also play an important role in preventing water quality imbalances. Remind residents to properly dispose of pet waste and trash. Ask landscapers to bag grass clippings and lawn debris, and limit the use of fertilizers. These small efforts can prevent excess nutrients and bacteria from entering nearby waterbodies.

While pond aesthetics are important, the well-being of residents should always take precedence. Property managers hold the keys to both. Through proactive strategies, collaboration with experts, and a steadfast commitment to ecological balance, stakeholders can work together to cultivate clean, beautiful waterbodies that enhance quality of life and elevate the desirability of their communities for years to come. ■

If you have questions, or wish to learn more about this topic, please contact SOLitude Lake Management at #855.34.3545 or visit [solitudelakemanagement.com](http://solitudelakemanagement.com).



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## Long Island Chapter Calendar of Events

*Thursday, May 23rd - 6:00 to 8:00 p.m.*  
*Chapter Membership Meeting*  
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*"Emergencies! What to Do?"*  
*Fairfield at St. James HOA - Clubhouse*  
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*Wednesday, June 5th - 6:00 to 9:00 p.m.*  
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*Thursday, July 18th - 6:00 to 8:00 p.m.*  
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*with Educational Presentation*  
*"Updating Your Amenities"*  
*Summerfield HOA - Clubhouse*  
*74 Summerfield Drive, Holtsville*

*September TBD - 6:00 to 8:00 p.m.*  
*Chapter Membership Meeting*  
*with Educational Presentation*  
*"Technology, Security, and Budgets"*  
*Half Hollow Hills Library*  
*55 Vanderbilt Parkway, Dix Hills*

*Saturday, October 19th - 9:00 a.m. to 3:00 p.m.*  
*Annual Trade Show*  
*Hilton Long Island*  
*598 Broad Hollow Road, Melville*

*Thursday, November 14th - 6:00 to 8:00 p.m.*  
*Chapter Membership Meeting*  
*with Educational Presentation*  
*"Special Assessments"*  
*Summerfield HOA - Clubhouse*  
*74 Summerfield Drive, Holtsville*

*Wednesday, December 11th - 6:00 to 9:00 p.m.*  
*Chapter Holiday Party and*  
*Annual Meeting 2024*  
*The Milleridge Inn - Cottage*  
*585 North Broadway, Jericho*

Our expert attorneys can help save you 'bread' and put more 'dough' back into your pocket.

FROM RESULTS DO NOT GUARANTEE A SIMILAR OUTCOME

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