

CAI – Long Island Chapter Newsletter

Issue No. 1 – Summer 2008

CAI-LONG ISLAND CONTINUES TO FLOURISH

By Edward Taylor, Chapter President

What started out as a few people meeting in the Spring of 2005 has blossomed into the Long Island Chapter of the Community Associations Institute (CAI). Local membership in CAI has quadrupled since those early days, qualifying the region to form its own chapter ó one of the newest of over 55 CAI Chapters nationwide.

Past seminars have covered topics such as Preparing for Natural Disasters, Roofing and Siding, Pool Care and Maintenance, Significant Legal Decisions of 2007, Reducing Real Estate Taxes and, most recently, How to Conduct a One Hour Board Meeting (see separate article).

Our next reception will be for networking purposes only, with no formal program. We will meet at one of the finest restaurants on Long Island ó The Grill Room, located at 160 Adams Avenue, Hauppauge ó on Monday, July 14th from 5:30 p.m. to 7:00 p.m. for free hors d'oeuvres, a free drink ðon us,ö and the opportunity to mingle with volunteer board members and business partners. This is a ðmembers onlyö event. If you plan to attend, please let us know by

contacting us at info@cai-li.com or #631.882.8683 by July 10th.

You also won't want to miss our second annual trade show ó EXPO 2008 ó on Saturday, October 25th at the Huntington Hilton, 598 Broadhollow Road, Melville. We will begin the day with complimentary breakfast at 9:00 a.m., to be followed by four morning seminars on topics designed to educate and enlighten. Experts at the vendor booths will be available throughout the day to answer your questions about every facet of running your community. A complimentary buffet lunch will be followed by a guest speaker. The now famous ðCAI-LI raffleö will end the event by early afternoon. Watch for e-mail and regular-mail invitations after Labor Day, but mark the date on your calendar in the meantime.

For the first time, CAI-LI will be holding a special seminar on ðThe Essentials of Community Association Volunteer Leadershipö ó a program designed to provide volunteer board members with the tools to better manage their communities.

The course, designed by the CAI national office and presented throughout the country, will be held on Saturday, November 15th from 9:00 a.m. to 3:00 p.m. The Alexander Wall Corporation has graciously agreed to not only donate their corporate board room in Ronkonkoma as the location for the session, but to donate breakfast and lunch for all participants. The course is free for members, but space is limited (maximum 15 participants), so register early with the CAI-LI office ó recommended for both new and seasoned volunteers.

For over 30 years, CAI has served the education, training, information, and advocacy needs of condominiums, cooperatives and homeowner associations throughout the United States. While CAI - Long Island has only been around for a few years, we are working hard to catch up. Join us!

Upcoming Events for 2008:

July 14th - 5:30 p.m. to 7:00 p.m.

Networking Reception
The Grill Room Restaurant
160 Adams Avenue, Hauppauge
R.S.V.P. by July 10, 2008



October 25th - 9:00 a.m. to 2:00 p.m.

EXPO 2008
Huntington Hilton
Broadhollow Road, Melville



November 15th - 9:00 a.m. to 3:00 p.m.

ðThe Essentials of Community
Association Volunteer Leadershipö
Alexander Wall Corporation
60 Raynor Avenue, Ronkonkoma



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throughout the year!*

The One Hour Board Meeting

Julie Adamen of Adamen, Inc. has served the community association industry from almost every angle ó board member, board president, managing agent, and now as the owner of a unique employment agency serving community associations.

As a nationally known and in-demand speaker, Julie joined CAI-LI on May 15th to speak on the elusive ó maybe even mythical ó topic of ðThe One Hour Board Meeting.ö If there was one quick answer in Julie's entertaining presentation to the question of ðHow to Conduct an Efficient One Hour Board Meeting?ö it was: ðBring a watch!ö

ðEach topic gets three to five minutes ó maybe seven if it's really important,ö Julie urged. ðIf it can't be resolved in that amount of time, table it to the next meeting.ö

Additional tips - adopt a mission statement with long and short term goals, plan the agenda at least one week in advance, only include items that require Board input or oversight, be civil and polite, and only include as much business as can be handled in one hour!

Practicing what she preached, Julie completed her presentation in exactly one hour.

No summary of Julie's presentation could capture her spirit, enthusiasm, charm, and war-stories. We hope to bring Julie back for a different presentation next year. In the meantime, you can visit Julie's web-site at www.Adamen-Inc.com for more information and to subscribe to her newsletter.

WANTED!

To advertise in the CAI-LI Quarterly Newsletter or on our website, please contact us at #631.882.8683 or by email at info@cai-li.org.

Virginia Graeme Baker Pool & Spa Safety Act Update

By Benjamin Basch & James Luty

In December of 2007, President Bush signed the ðVirginia Graeme Baker Pool and Spa Safety Actö into law. This legislation set forth federal guidelines for main drain systems on swimming pools and spas in an effort to reduce suction-entrapment deaths and injuries.

Entrapment as it pertains to swimming pools can be broken down to the following categories.

Hair Entrapment - Long hair can become tangled around a suction outlet cover.

Body Entrapment - This form of entrapment occurs when the victim's body covers a suction outlet and forms a seal holding the individual to the fixture.

Limb Entrapment - Missing or broken suction outlet covers allow a victim's limb (arm, finger, leg etc...) to become stuck in the pool plumbing due to suction.

Evisceration/Disembowelment - This condition occurs when the victim's buttocks form a seal over a suction outlet. This causes the rectum to burst and viscera to be withdrawn from the body. Small children may be at higher risk as they swim in shallow water pools and it is easy for them to sit on pool drains in the shallow water.

Mechanical Entrapment - A necklace, bathing suit, rings, etc., can become tangled with a structure below the water.

All of the above situations can result in drowning of the victim as they are held below the water's surface.

Some aspects of the law are not clearly defined at this time, but at a minimum, be prepared to replace existing drain covers with newly designed anti-entrapment covers that comply with the federal law. Additional work required to bring a facility into compliance may include renovation of any pool with a single main drain so that it will have hydraulically balanced main drain fixtures a minimum of three feet apart. Facilities may also require intervening switches to automatically shut off the pumps when a spike in vacuum pressure is indicated. All pools must be in compliance on or before December 19th, 2008.

In order to avoid possible penalties for non-compliance, and even more importantly, to safeguard the residents and guests of your community, swimming facilities should be brought into compliance without delay.

A copy of the law can be found on the internet; the web address is as follows: www.cpsc.gov/pssa.pdf.

Benjamin Basch is the Executive Vice President of American Pool Enterprises.

James Luty is the President of American Pool Management of Long Island. American Pool serves Long Island through its Amityville, New York location and is an active member of CAI.

IS YOUR DRYER VENT A FIRE HAZARD? – Maintenance is Key

By John Ryley

Sears, Lowe's, and Home Depot were among the appliance retailers recently sued in federal court for improperly installing dryer vents. The law suit claims that, while manufacturers recommend the use of metal vents, the retailers installed metal foil or plastic vents, creating conditions that could cause fires.

Without proper installation and maintenance, the dryer vent is a potential fire hazard for homeowners - yet many are unaware that the problem even exists. The result is venting systems that clog over time and become a growing fire hazard with each load of laundry.

It is hard for people to think of their clothes dryer as a fire hazard, yet clothes dryer fires account for 15,600 structure fires, 15 deaths and 400 injuries annually, with an estimated \$88 million in property damage, according to the National Fire Data Center in Emmetsburg, MD. Failure to clean lint out of the dryer vent is the leading cause of such fires.

Most people do not realize that New York State Building Codes changed in 1999 to require that all dryer vent systems be of a rigid metal piping. As noted in the federal law suits referred to above, dryer manufacturers call for a rigid metal piping and an annual cleaning to prohibit lint build up. Nonetheless, many homes have white plastic flexible hose or silver foil flexible hose that are not up to code and are a known fire hazard.

Recent trends in home design have contributed to dryer and venting problems. Homeowners want the laundry area to be out of sight and near bedrooms and bathrooms. While no one wants to drag laundry up and down the stairs, the reality is that longer venting pipes cause dryers to work

harder, take longer to dry clothes, use more energy, and cause lint build-up.

According to the Consumer Product Safety Commission (CPSC), any vent over 25 feet is considered a fire hazard and installation of a booster fan is recommended. Booster fan installation helps dryers function safely and more efficiently.

Common warning signs to look for:

- Clothes are taking more than one cycle to dry, especially jeans and towels
- No lint visible on lint screen
- Dryer repeatedly stops during a cycle
- Clothes have moldy smell after dry cycle.

To keep your dryer running longer, reduce energy consumption and prevent dryer fires, observe the following tips:

- Be sure that dryer vent systems are up to code and comply with manufacturer recommendations
- Replace any plastic or foil vent with semi-rigid or solid metal materials
- Clean screen lint trays before and after drying a load
- Wash lint screens with soap and water every few months to remove residue left behind by fabric softeners
- Have dryer vents professionally cleaned and inspected annually.

John Ryley is President of Dryer Vent Wizard of Suffolk, a company specializing in the installation, cleaning, and repairing of dryer vents, and an active member of CAI.

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