

Community Trends[®]

April 2017

SEASONAL MAINTENANCE

In This Issue

- **Maintain Now or [PAY]ve Later!**
- **What's Happening in the Attic? Debunking Attic Fan Myths**
- **Inspect Both Chimney and Dryer to Avoid a Fire**
- **Managing Pesky Mosquitoes**

....and more



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Sweeping Pavement Protection



Thank You For Your Support!

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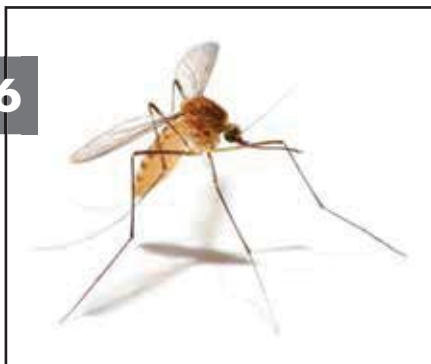
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**“I’m fixing a hole where the rain gets in
and stops my mind from wandering
where it will go”**

Lennon/McCartney – “Fixing a Hole”

This month’s *Community Trends*® focuses on articles about “Seasonal Maintenance,” which reminds me (along with the few days of warmer weather we are having as I write this in early March) that Spring is right around the corner and it will soon be time for Memorial Day picnics, the opening of pools, repairing gutters and roof leaks from snow and ice damage, roadway pothole repairs, power washing and painting, termite and insect inspections and proof that Spring has sprung – landscaping!

For those of you – like me – who are community managers, we are all used to the changes from season to season; wandering around the properties performing site inspections, sending out notices for dryer vent cleaning, landscape projects, irrigation and pool maintenance, preparing budgets, lining up contractors to handle snow clearing, dealing with complaints over holiday decorations, etc. A lot of it seems like wash, rinse and repeat. In that regard, I hope this month’s articles give you some guidance and/or new ideas as to how to attack these tasks.

However, in addition to educating our associations with respect to why all seasonal maintenance is important, I wanted to remind everyone that educating ourselves is equally as important, whether we are community managers, community association volunteer leaders (CAVLs) or even business partners.

In the coming months, the CAI-NJ chapter has a number of events to both educate you as well as to help you find that new landscaper, roofer, maintenance company or paving contractor:

Tuesday, April 4, 2017 – 2017 Community Association Legislative Update at Eagle Ridge POA in West Orange from 9 am – 12 pm (Admission is FREE!);

Tuesday, April 18, 2017 – 2017 Community Association Legislative Update at Horizons at Woods Landing in Mays Landing;

Tuesday, April 25, 2017 – The CAI-NJ Lecture Series continues with another seminar at the chapter office in Freehold;

Thursday, April 27, 2017 – Spring Break Networking Event at Windows on the Water in Sea Bright from 6 pm – 9 pm.

Moving into May, we have the popular Manager & Business Partner Round Table event on Tuesday, May 16, 2017 at Stockton Seaview Hotel & Golf Club in Galloway, NJ and the M-205 (Risk Management) in Monroe on May 18th and 19th.

Finally, continuing with the education theme, I just wanted to give a quick plug to the CAI “Business Partner Essentials,” of which I know many of you have already taken advantage. Business Partner Essentials is a two-part, online course to help CAI business partner members better understand CAI, community associations and the industry at large. Individuals who pass the course and maintain CAI membership earn the CAI Educated Business Partner distinction, gaining special recognition among thousands of companies and professionals who support common-interest communities, including accountants, attorneys, bankers, insurance professionals, landscapers, painters, reserve specialists, software providers and many others.

You can find out more on the Business Partner Essentials from CAI National’s website: <https://www.caionline.org/LearningCenter/Education-for-Business-Partners/Pages/default.aspx>.

Here’s to enjoying warm(er) weather!

Peace and Love,
Denise



LOOKING FORWARD

LARRY THOMAS, PCAM | CAI-NJ CHAPTER EXECUTIVE DIRECTOR

Thank you to all of our members who attended our Awards Dinner on February 16th at the Palace at Somerset Park. It was great seeing everyone and especially recognizing our members that have devoted their time and experience in furthering our chapters goals and initiatives. The Awards Committee chaired by Stephanie Weigand, Esq. and Dori Novick did a fabulous job, and it was great seeing our members dress up in their favorite disco themed outfits.

We had a very busy March in presenting timely programs to our membership. This is our third year that the Legislative Action Committee (LAC) presented their regional Legislative Updates. These events are very well attended and the LAC brings these updates to four regional locations around the state. There are several pending bills that if passed will have a direct impact on our community associations and our common interest homeowners.

Our Political Action Committee (CA-PAC) has launched its 2017 fundraising campaign and has already met with several of our New Jersey lawmakers requesting that they support our efforts in advancing or opposing these bills that involve our communities. Jim Rademacher and his committee work tirelessly in raising money for the PAC. Please see the PAC information on page 12 to see how you, your business or your community can support CA-PAC. The PAC is asking for "A Dollar A Door" from our community associations. If every association donated \$1 for every home in their community we would significantly increase our presence in Trenton and have a stronger voice with our elected officials.

We also held our semiannual "Committee Chairs and Board of Directors" meeting. This is an excellent opportunity for our chairs to meet with the other committee chairs and vice chairs and see how the other committees can help in their tasks and events. It was great seeing our chairs,

board and staff putting their heads together and coming up with plans to work together during the year. Some of the examples where the committees can "Partner up" are:

- Advocating for increased attendance for our events (roundtables, networking events and especially our conference and expo).
- Working with their committee members and colleagues in reaching out to managers and community leaders to join CAI.
- Support our PAC fundraising campaign in spreading the word to their committees and industry connections asking for contributions to the PAC.

By now you should have received the CAI-NJ "2016

"If every association donated \$1 for every home in their community we would significantly increase our presence in Trenton and have a stronger voice with our elected officials."

Annual Report". Jackie and the staff put together this "snapshot" of the chapter events and growth during 2016. We should all be very proud in what we've accomplished during 2016 and we are all geared to build on that progress in 2017 and for the years to come.

In closing, I want to thank everyone for "chipping in" in making our chapter one of the most vibrant and progressive chapters in CAI. It's totally a team effort and without the "buy in" of our members, we would never accomplish these goals. Thanks again! ■

2017 EVENTS & EDUCATION CALENDAR

APRIL

- 4 North/ Jersey Legislative Update**
Eagle Ridge POA, West Orange
- 18 South Jersey Legislative Update**
Horizons at Woods Landing, Mays Landing
- 20 CA-PAC Fundraiser -SOLD OUT**
Top Golf, Edison
- 25 Lecture Series**
CAI-NJ, Freehold
- 27 Spring Break Party**
Windows on the Water, Sea Bright

MAY

- 16 Manager & Business Partner Round Table**
Stockton Seaview Hotel & Golf Club, Galloway
- 18-19 M-205: Risk Management**
Monroe Twp.

JUNE

- 8 Board Leadership Development Workshop**
CAI-NJ, Freehold
- 13 Lecture Series**
CAI-NJ, Freehold
- 16 CA-PAC- Day at the Races**
Monmouth Park, Oceanport
- 22 Manager & Business Partner Round Table**
Forsgate Country Club, Monroe Twp.
- 27 Dennis R. Casale Memorial Golf Outing**
Forsgate Country Club, Monroe

JULY

- 13 Senior Summit**
Renaissance at Manchester, Manchester
- 27-28 M-340: Large Scale Management**
Monroe Twp.

AUGUST

- 10 Annual Beach Party**
Martell's Tiki Bar, Point Pleasant
- 22 Lecture Series**
CAI-NJ, Freehold

SEPTEMBER

- 14 Manager Leadership Workshop**
TBD
- 19 Lecture Series**
CAI-NJ, Freehold

OCTOBER

- 17 Preconference Networking Reception**
TBD, Edison
- 18 Annual Conference & Expo**
NJ Convention & Expo Center, Edison
- 26-28 M-100: The Essentials of Community Association Management**
Monroe Twp.

NOVEMBER

- 16 Manager & Business Partner Round Table**
TBD

**FOR MORE INFORMATION CONTACT
EVENTS@CAINJ.ORG.**

EVENTS ARE SUBJECT TO CHANGE



LEGISLATIVE UPDATE

CHRISTINE F. LI, ESQ., CCAL
PARTNER, GREENBAUM, ROWE, SMITH & DAVIS LLP.
LEGISLATIVE ACTION COMMITTEE CHAIR

Seasonal maintenance is not an easy theme to adapt to a legislative updates column. But I have learned that anything is possible!

A-1484 – Automatic Rain Sensors.

Everyone is all too familiar with seeing sprinkler systems operating while it is raining. In the past few months, the Legislative Action Committee has learned that A-1484, a bill which mandates automatic rain sensors on irrigation systems installed in common interest communities, has resurfaced. The bill was pre-filed for introduction in the 2016-2017 session pending technical review. It requires that every contract of sale of real property upon which a lawn sprinkler system was installed on or prior to September 8, 2000 is to include a provision requiring the installation of an operational automatic rain sensor device or switch that will override the irrigation cycle of the automatic lawn sprinkler system when adequate rainfall has occurred.

The bill does not apply to the closing of title on the sale of property within a common interest community, which means a horizontal property regime, condominium, homeowner association, cooperative, or mutual housing corporation, in which some of the property, commonly known as “common elements” or “common areas,” are owned or controlled by the unit or association owners or members. However, the bill provides that, within 24 months after the bill becomes law, an automatic lawn sprinkler installed on or prior to September 8, 2000 in a common interest community must be retrofitted with an operational automatic rain sensor device or switch that will override the irrigation cycle of the automatic lawn sprinkler system when adequate rainfall has occurred.

There have been significant advances in irrigation equipment intended to address this problem. The bill is problematic as it requires the use of outdated equipment while

not acknowledging significantly enhanced technology in irrigation controls and rain/moisture sensors in the industry. CAI will be one of the voices, on behalf of its community associations and property managers, in the discussion of this bill.

S181/A3656 – Prohibition on Indemnifications in Snowplow or De-icing Service Contracts.

In the vein of seasonal legislation, I now shift from irrigation to the other end of the seasonal spectrum – snowplowing!

This bill makes void and unenforceable any provision in a snowplow or de-icing service contract that purports to indemnify, defend, or hold harmless the party that engages snowplow contractors from or against any liability for loss or damage resulting from the negligent, intentional acts, or omissions of the snowplowing contractor.

These contractual clauses are often referred to as indemnity clauses, which generally shift the responsibility to pay damages from one party to another party, often without regard to whom actually caused the loss. This bill voids any provision in a snowplow or de-icing service contract that indemnifies or defends a party, such as a community association or property manager, from liability due to the negligent, intentional acts or omissions of the snowplow contractor. Essentially, the bill prohibits property owners/community associations and snowplow contractors from agreeing to indemnification provisions in service contracts.

Currently in New Jersey, certain statutes limit indemnity clauses in certain construction contracts, contracts relating to architects, engineers, and surveyors, and motor carrier transportation contracts. This bill would similarly limit these types of contractual clauses in snowplow or de-icing service contracts.

"This bill would potentially counter the uniformity in design and construction that is at the core of common interest communities, and essential to attached housing units."

A4484/S2884 – Deed Restrictions or Agreements that Prevent Raising or Constructing of a Structure to Flood Elevation Standards are Unenforceable.

This bill would potentially counter the uniformity in design and construction that is at the core of common interest communities, and essential to attached housing units. The bill states that any deed restriction or agreement, no matter when entered into or made, that prohibits or has the effect of prohibiting any otherwise lawful raising or constructing of a structure to a "new and appropriate elevation," (as defined in the bill) is contrary to public policy and, therefore, is unenforceable. The bill would also clarify how certain exemptions from development regulations under existing law apply in the case of townhouses or row houses for which title to each unit is held in fee simple.

The bill defines the term "structure" to mean any dwelling or building; however, in the case of attached townhouses or row houses for which title to each unit is held in fee simple, it would mean a single townhouse or single row house. LAC members are working along with Tim Martin of our lobbying firm, MBI-GluckShaw, to address the problematic aspects of this bill.

Legislative Update Programs.

Four programs were conducted throughout the State during March and into early April. We were able to offer four locations – Mays Landing, Manchester Township, Monroe Township, and West Orange – for the convenience of CAI-NJ members. LAC members Matthew Earle, Christopher Florio, George Greatrex, Thomas Martin, Mike Pesce, David Ramsey, and Caroline Record all presented, along with Tim Martin, of our lobbying firm MBI*Gluck Shaw. To welcome CAI members to each location was a LAC members, Liz Comando, Carol Koransky or Jack McGrath, who also introduced our guests to the CAI's PAC.

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Towne & Country Management, Inc.
Union Bank HOA Services
Young & Associates Inc.



INSIDE CONNECTION

LAURA O'CONNOR | Director, Membership & Marketing

The 2017 Membership Committee is off to a great start this year and I am proud to report that membership in the New Jersey chapter of Community Associations Institute continues to grow. The 2016 committee lead by Dan Turi set the tone for growth with 71 new members last year.

This year's chair and vice chair Erika Befumo and Chelsea Donnigan have great plans for the committee that I would like to share with you. The committee has set several specific goals this year.

- **Increase by 100 members in 2017**
- **Grow by 50 manager members**
- **Grow to 900 homeowner members**
- **Become the second largest CAI chapter**

As you are probably aware the committee members are paired with new members each month in order to welcome them to CAI-NJ membership. We believe this peer to peer outreach will help make members feel more comfortable in our large organization. In an effort to address new member recruitment, member satisfaction and membership retention, the committee has been divided into teams once again this year.

New this year the Survey Team has been tasked with contacting each new member at the six month mark of their membership to ask for their feedback and encourage participation. This give us the opportunity to make sure the member is getting what they need out of their membership and also helps them make another connection within the chapter.

Retention outreach has always been an important responsibility of the committee. This year the Retention Team had been hard at work contacting members in the month before their membership expires. We understand that our members are very busy and that they might need a friendly reminder to help them remember to renew their membership.

The Marketing Team is hard at work with a strategy to recruit new manager and homeowner members. The committee has requested that management companies be open to holding lunch and learns where Larry Thomas, chapter Executive Director and I educate non-member managers on CAI-NJ benefits they may not be aware of. The strategy with homeowner members is to target market to specific regions of the state where there are clusters of community associations.

You can help the committee achieve its 2017 goals by promoting membership in CAI-NJ and renewing your

"You can help the Committee achieve its 2017 goals by promoting membership in CAI-NJ and renewing your membership on time."

membership on time. Just a reminder to all our members, dues are processed through CAI at the national office in Virginia. The easiest way to renew is to visit www.caionline.org/myinvoices and pay by credit card. You can also print your invoice from your online account if you prefer to pay by check. New this year, electronic payments can now be sent by email to a secure address payment@caionline.org. Please support the committee's efforts to grow membership this year by renewing you membership before it lapses.

If you would like to learn more about the activities of the membership community or if you have a prospective member to share please contact me at 609-588-0030 or laura@cainj.org and thank you for your support as a member of our chapter. ■

Dear CAI-NJ Members,

For close to twenty years, the Community Association Political Action Committee has been the political arm of the New Jersey chapter of Community Associations Institute. As you may know, our legislative efforts in Trenton are vital to the future of the community association industry. Many of our elected officials lack a fundamental understanding of community association issues and many competing trade associations such as the realtors, homeowners, and bankers have large PACs and have been raising funds for many years. It is critical that we constantly work to be the authoritative voice on the issues that impact our members.

CA-PAC represents 6,700 community associations where approximately 1,350,000 residents live in 519,000 homes in New Jersey. When the legislature considers amending the laws that govern community associations members of the legislature should turn to CAI-NJ for advice. One way we can educate these legislators and grow awareness of our industry is with a strong Community Association Political Action Committee (CA-PAC).

By pooling our resources we achieved our 2016 fundraising goal and raised over \$30,000. The money you contribute ensures that people who understand the community association industry are elected or reelected to serve in Trenton. I challenge you to join me in preserving the future of the community association industry by contributing to CA-PAC. With your support we can surpass our 2016 fundraising goal in 2017. Please send in your contribution today.

Thank you,



James Rademacher
President, Community Association Political Action Committee



MID-SESSION UPDATE

New Jersey is in the middle of its 2016-2017 legislative session, and CAI-NJ is hard at work on some of our top priorities, including:

Municipal Services

CAI-NJ is advocating for advancements in the municipal services provided to your community including the maintenance of fire hydrants.

Delinquencies and Expedited Foreclosures (S 1832)

We are closer than ever to working with the banks and lenders to maintain vacant units and assume responsibility for maintenance fees. We are also pushing to include rent receiverships as an option.

Board Elections "Radburn" (S 2492/ A 4091 also S 1805/ A 3163)

This legislation would alter the community association nomination and election process. Radburn is a community in North Jersey with a controversial election process that is the center of these bills.

CURRENT EVENTS

While CAI-NJ remains committed to our 2016 goals, we continue to protect our communities from proposals that could add to your cost of living. **Some examples include:**

Insurance Deductibles (A 3683)

This legislation deals with the Association's ability to transfer the deductible to homeowners in condominium associations.

Security Cameras in certain common interest community lobbies (A 3431)

Is your community considered in this legislation? If passed, certain communities in high crime areas of our state will be required to install security cameras in designated areas.



Snow Contractor Indemnification (S 181)

If passed as presently worded, snow contractors would be indemnified for any damage or injuries as a result of their snow removal/ice control operations. CAI-NJ is involved in a coalition with several other organizations to meet with our elected officials and make sure our communities are protected.

Rain Sensor Installations (A 1484)

If you have a community controlled irrigation system, you may be required to install rain sensors to your system.





CA-PAC
*Community Association
 Political Action Committee*

YOUR CONTINUED SUPPORT OF CA-PAC RAISES THE PROFILE OF NEW JERSEY'S COMMUNITY ASSOCIATIONS!

To learn more about CA-PAC, please contact Laura O'Connor at laura@cainj.org or 609.588.0030.

"Are you willing to give \$1 per door to CA-PAC to protect your community association's interest in Trenton?"

--James Rademacher, CA-PAC President, Rezkom Enterprizes



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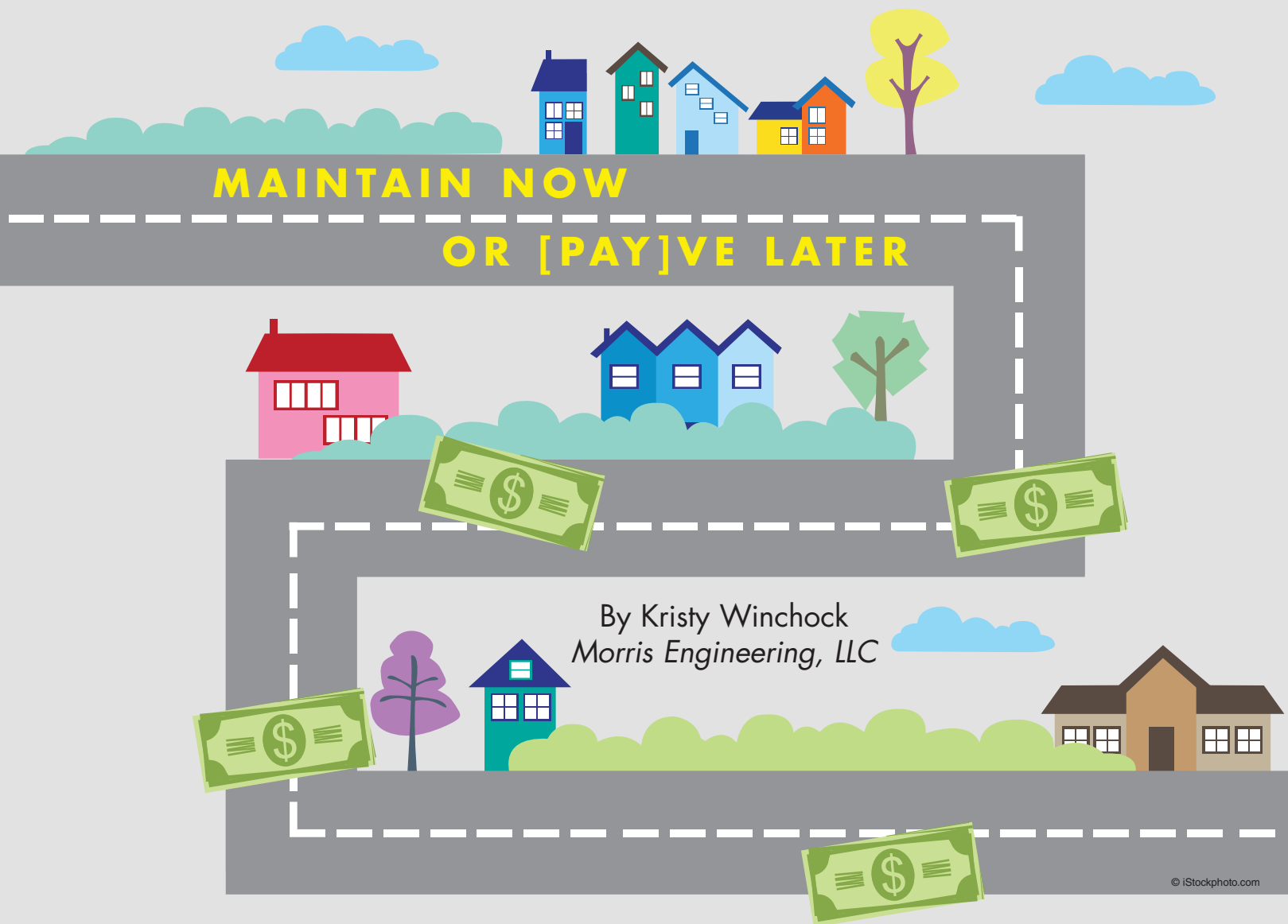
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The New Jersey Election Law Enforcement Commission requires us to collect and report the name, mailing address, occupation and name of the employer of contributors whose contribution exceeds \$300 in a calendar year. Contributions to CA-PAC are not deductible for federal income tax purposes. Contributions are not limited to suggested amounts. CA-PAC will not favor nor disadvantage anyone based upon the amounts or failure to make PAC Contributions. Voluntary political contributions are subject to limitations of ELEC regulations. CA-PAC contributions are not considered payment of CAI dues.



Whether it is driving lanes, cul-de-sacs, parking stalls, or driveways, every community utilizes asphalt construction. Asphalt roadways provide the main pathway for vehicle and pedestrian traffic to travel through the community. It is important that the roadways be maintained because unattractive roadways can detract from appeal and reduce the property value of the community, and lack of maintenance can create unsafe conditions which are a legal liability for the Association. Potential buyers may be less likely to purchase a unit or home in a community with deteriorating, poorly maintained roadways.

Asphalt pavement is composed of several layers of different materials of varying thicknesses constructed over native soils and a stone subbase. The base layers provide the main structural support for the roadway. The surface layer provides a smooth driving and drainage plane.

Asphalt pavement surface course has a typical useful life of 15 years, depending on a number of factors including the original construction and thicknesses of the pavement layers, traffic loading, weather exposure, and how well the roadways have been maintained. During the pavement's life cycle the asphalt surface course will oxidize, fatigue and lose its flexibility. As the pavement becomes brittle, cracks will develop in the surface course layer. Left untreated, minor cracks subject to weather conditions and water infiltration will develop into larger failures, both in area and in depth. Roadway maintenance is the most important thing that can be done to address aging and help the pavement reach its full potential useful life. Performing timely, regular, and proper maintenance will reduce future roadway repair and replacement costs.

There are various methodologies for pavement preservation. Each community, based on their roadway conditions

CONTINUES ON PAGE 16

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[PAY]VE...

from page 14.

and budgetary constraints, will adopt one or a combination of the following methodologies:

- **Preventative maintenance** – treatment applied within the first two years of the pavement surface’s initial installation to retain the oils to maintain flexibility within the asphalt and reduce initial wear. Includes the installation of a seal-coat material.
- **Routine maintenance** – treatments applied on a scheduled basis, typically every 3-5 years. Includes patching, crack sealing, and sealcoating intended to prolong the pavement’s life by reducing water migration through the pavement layers.
- **Reactive maintenance** – unscheduled, “as needed” response to an observed failure in the roadway. Typically includes, patching, filling of potholes, and limited crack sealing.
- **No maintenance** – do nothing and hope for the best.
- **Rehabilitation** – replacement of the pavement’s surface course and repairs to the base layers at the end of its useful life. With reactive or no maintenance, the useful life will be reduced. With preventative and/or routine maintenance, the full or an extended useful life may be achieved.

The specific goals and budget of the community should be considered in the development of specifications for a maintenance program. The specifications should include material selection, installation requirements,

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and performance standards that appropriately address or help prevent deficient pavement conditions. When considering a maintenance program, an Association should review their budget, the intended life cycle of the maintenance item, and the age of the roadways throughout the community.

For example, if a particular roadway is nearing the end of its useful life, the association may elect to perform temporary or less expensive repairs to reduce further damage to the pavement layers until a replacement project can be afforded.

There are many techniques for patching, crack sealing, and sealcoating that provide various levels of performance at different installation costs. Typical maintenance programs will include some degree of the following:

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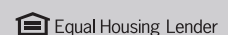
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[PAY]VE...

from page 17.

- **Patching** – Pothole filling, infrared asphalt repair, or removal and replacement of areas of alligator cracking, potholes, depressions and upheavals.

Pothole filling (\$): the installation of a cold patch material within a pothole.

Pros:

- Immediate, temporary repair to relieve safety hazard

Cons:

- Does not prevent the expansion of the deteriorated area
- Typically is a temporary repair and will require replacement over time

Infrared asphalt repair (\$\$): heating the area to be repaired until the existing asphalt becomes workable, removing a portion of existing material, mixing in new asphalt material, and compacting the area.

Pros:

- No seam between old and new pavement in which water can penetrate
- Quicker process means less disruption to the community – no need to shut down portions of the roadway for long durations

Cons:

- Recycles existing pavement that has been exposed to weather, has oxidized and lost some of its oils
- If the issue in the surface course is caused by a deficiency in the base layers, this process will not allow for the base layers to be repaired, and the issue in the surface is likely to reoccur

Removal and replacement (\$\$\$): saw

CONTINUES ON PAGE 69



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Debunking the Myths About **ATTIC FANS**

By Steven J. Lang, A.I.A.
*The Falcon Group, Engineering,
Architecture & Energy Consultants*

As a Registered Architect and building envelope specialist, it is my duty to educate my clients so that they can make informed decisions. Part of my job is presenting facts and information that in some cases may make me unpopular. One of the biggest push backs that I often receive from my clients has to do with my recommendation that they remove their attic fans and replace it with a properly-designed, passive ventilation system.

Myth – Powered attic fans are the ideal solution to ventilating an attic space.

Fact – Properly installed passive ventilation systems provide year round attic ventilation that is particularly important in the Northeast to prevent ice damming and has proven to be more efficient and effective at providing proper attic ventilation than powered attic fans.

At this point in time, you may be scratching your head and thinking “Haven’t I been told that attic fans are good for my attic”? This is probably because over the past 15-25 years, conventional wisdom suggested that attic fans provided superior ventilation. In theory, a powered fan should provide better air flow and ventilation than static openings that provide passive air flow. Based on this line of thinking, motor driven attic fans became quite popular. However, over this time, we have learned a lot more about how these fans actually perform and also gained information regarding the unintended side effects that come along with them. The following is a brief summary of the differences between an active attic fan ventilation system compared to a proper passive ventilation system that industry standards and roof shingle manufacturers now prefer.

“Haven’t I
been told that
attic fans are
good for my
attic”?

Active Ventilation System

In an “active” ventilation system includes a motor driven attic fan that is used to ventilate the attic space. These fans are typically installed high up in the attic

CONTINUES ON PAGE 22



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ATTIC FANS...

from page 20.

and pull air from within the attic and exhaust it to the exterior. These fans also require openings in the soffit to allow cool exterior air to be pulled into the attic. The attic fans are often hard wired, but newer solar powered fans are becoming more common

on the market. Because they are powered by a motor, these fans are referred to as an "active" ventilation system because they actively pull air out of the attic.

Some of the attic fans have a temperature sensor that turns them on and off and sometimes, particularly in older models, they are connected to an on/off switch. The main objective

of these fans is to cool the attic in the warm summer months. While some fans have a sensor that measures the relative humidity in the attic, most do

"The main objective of these fans is to cool the attic in the warm summer months."



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not and therefore it is quite rare that the fans operate in the colder, winter months.

Attic fans are typically installed high on the roof in an effort to pull out the warmest air located at the ridge of the attic. When an attic fan is installed with upper passive ventilation components, such as a ridge vent or static dome vent, the fan will pull the most air from the closest source. Rather than pulling air from the soffits, the attic fans will pull air from the ridge vent or nearby static dome vent. This creates a short cycling effect that results in pockets within the attic space that are not properly ventilated. The strong pull of air into the ridge or static vent located near the attic fan can also pull rain and moisture into the attic. For this reason, industry standards

CONTINUES ON PAGE 24

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ATTIC FANS...

from page 22.

and most roof shingle manufacturers prohibit the use of attic fans with upper passive ventilation components. As previously noted, attic fans typically do not run in the winter months. Without any upper passive ventilation to allow warm moist air entering the attic from the occupied space below a means to escape. This creates conditions conducive to the formation of condensation on cool surfaces that are in contact with the exterior. Condensation and moisture can lead to the formation of microbial growth, more commonly referred to as mold.

Furthermore, without proper ventilation in the winter months, the air temperature within the attic space will be significantly higher than the exterior air temperature. In the Northeast, this is a primary cause of ice dams. Ice dams occur when the warm air in the attic causes the temperature of the roof to rise above freezing. As the snow on the surface of the roof melts, it travels down the roof until reaching the eave and gutter, where temperatures remain below freezing. As the water re-freezes at the eave, it creates an ice dam. As the cycle continues, water traveling down the surface of the roof begins to back up the roof, under the roof shingles where it can infiltrate into the attic space resulting in leaks to the interior.

Another issue that has been identified with attic fans is their tendency to pull conditioned air out of the occupied space of the home. In the summer months, drawing cool air from within the home into the attic results in energy

loss as this will cause the homes air conditioning system to work harder to make up for the lost cool air. In extreme cases, such as when the attic has very limited open soffit ventilation, the pressure created by the fan to draw of air into the attic creates a negative pressure environment within the home. Negative pressure in a home can be harmful and ideally, the home should have a slightly positive interior pressure. Negative pressure within the home can pull excessive moisture from the exterior into the building envelope through the floors, walls and roof assembly. Negative pressure can also cause a backdraft of exhaust air from combustion appliances, such as older non-direct vent gas fired furnaces and water heaters. Most attic fans now have warnings in their installation guidelines regarding potential back drafting issues that may occur when the fans are installed near combustion appliances. Many older model homes have make up air ductwork between laundry and mechanical closets that provide a direct pathway from the combustion appliances to the attic space.

Passive Ventilation System

In a "passive" ventilation system, air movement is provided by the natural convection of air that causes warm air to rise. A properly designed passive ventilation system consists of an equal amount of upper ridge/dome vents and lower vents at the eave or soffit. As the warm air escapes out of vents installed at the ridge, cool air is pulled in through the lower soffit vents. This creates an even amount of ventilation throughout the entire attic space.

Passive ventilation is often preferred as it can function through all sea-

CONTINUES ON PAGE 70

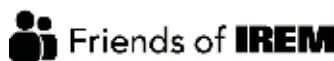


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2017 AWARDS DINNER

On Thursday, February 16, 2017, CAJ-NJ held the Annual Awards Dinner at the Palace at Somerset Park with nearly three-hundred registered members.

Guests celebrated the disco themed event, which honored excellence in the Community Association Industry. Members dressed in disco attire and awards were handed out for best dressed male and female attendees.

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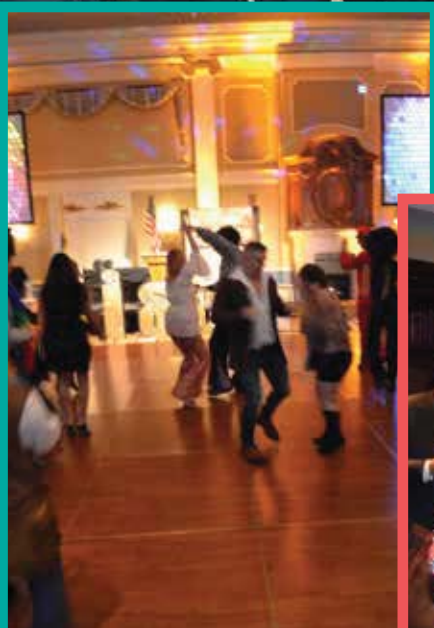
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The Importance of Dryer Vent and Chimney Inspections and Cleanings

By Karen Antczak,
Antczak's Complete Service Company, LLC



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You may think it's a hassle to have your dryer vent and chimney inspected and cleaned. However, this critical cleaning and inspection will not only save your property, it potentially can save your life! Make sure you hire or recommend only a licensed, insured and certified company to do the job. And the only certification in the United States is the CSIA. Look up Certified contractors by going to www.csia.org. You can't afford a cheap alternative when dealing with dryer vent and chimney inspections.

Why Inspect My Dryer Vents?

Did you know, on average in the United States, there are more than 15,000 dryer fires a year? In 2010 alone, (latest data available) there were an estimated 16,800 home structure fires involving clothes dryers or washing machines that killed 51 people, injured 380 and caused \$236 million dollars in property damage.¹ Think about it. You could do everything right and have your dryer vent cleaned and inspected. But if your neighbor doesn't have it done or done properly, your unit could burn down and cause potential harm to life and property.

The National Fire Protection Agency (NFPA) recommends dryer vents, and fireplace chimneys are inspected once per

CONTINUES ON PAGE 34

(right) Clean the lint trap in your dryer after every load of laundry dried.



(below) Lint captured in the dryer's lint trap after one load.



(right) Bird guards are excellent for not permitting birds and nests in, but lint does get trapped. This is a good sign that your vent is properly working, however this must be maintained routinely to allow for proper air flow.



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Dryer Vent & Chimney...

from page 32.

year. Your community is saving you money by only requiring these inspections once every two years (or more). Still, you should consider having an inspection done annually.

Your dryer vent could pose a grave risk for fire, especially if it runs the twisted maze through your attic or basement before depositing lint outside of your home. This build-up of lint in your dryer vent can ignite a fire in seconds.

Here are some helpful dryer vent safety tips:

- Never leave your dryer running while you are not home or sleeping.
- Be sure to clean the lint trap in your dryer each and every time you do a load of laundry.
- Make sure the exterior vent is clear of debris (including bird guards) free of shrubbery, or obstruction.
- Be sure to check the manual clean out in the duct monthly if provided by your venting system.

Have your vent professionally cleaned by a CSIA (Chimney Safety Institute of America) Certified technician. A CSIA is the only certification in the United States for both dryer vent and chimney cleaning and inspection and requires the technician to be properly trained, experienced and current on all testing certifications. Companies cannot be certified- only individuals. Do not hire anyone to work on your property that does not hold this certification. Look at www.

(below) Plastic transition ducts have long been against code. They must be replaced with metal ducts to meet safety standards.



(above) Manual Lint Trap found in some ductwork. This should be cleaned.

csia.org for a list of certified contractors and proper methods of cleaning.

Dryer vent cleaning must include inspection from the interior and exterior.

- No one can clean a dryer vent properly without coming into your home.

- The transition duct that runs from the dryer to the first connection of the wall must be clear of debris, lint or obstruction and made of metal. Plastic is no longer up to code and must be replaced.
- The most effective method of cleaning is by use of a brush system running through the entire length of the duct.
- A blower unit alone is not the method of choice because it doesn't generate enough air pressure to force the lint through the entire length of the duct. Some communities have older duct work which was constructed out of plastic. Over time this kind of duct work may become separated, and or packed with lint. In these cases, a re-routing or re-connection may be necessary to have the duct brought up to current standards and codes.
- While price is a consideration, the cheapest company may not do the job properly. Credible companies must pay to have their people properly insured and trained. It is worth the extra money to have the job done correctly. But remember, if the owner is the

CONTINUES ON PAGE 36



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Dryer Vent & Chimney...

from page 35.

only certified contractor he or she must be the one doing the work! Businesses can't be certified only individuals can. So whoever signs the report/certificate must

be certified for it to be a valid certificate.

Why Inspect My Chimney?

A fireplace should never be lit unless it is inspected on a yearly basis. Did you know there are an average of 22,300 fireplace chimney/chimney connector

fires a year in the U.S. causing \$125 million dollars in damage?² How does this happen? Over the course of time, your home settles, and fireplace chimneys can become cracked, damaged or blocked. Creosote can build up from burning the fireplace and create the potential for a chimney flue fire. Proper inspection is required before lighting a fire. The Proper inspection also applies to gas fireplaces, which typically burn clean but could have obstructions in the chimney that could pose a serious health and safety risk.

You need a CSIA Certified technician to inspect your chimney to:

- Look in your chimney and determine if the venting is properly
- Discover any visible obstruction, cracking, separation or creosote buildup that can cause hazardous conditions.
- Check for birds or rodents that nest in your chimney. Unless you hear, see or smell them, you won't know they're there, and they could be hazardous.

How to Hire the Right Chimney Sweep Company

A qualified chimney inspector has a plethora of knowledge and experience and should be CSIA Certified.

- A Level One inspection is recommended if you want to be sure your chimney is properly vented, you're ready to burn your fireplace, and you want to be sure the creosote buildup is at an acceptable standard.
- Beware of unscrupulous bait-and-switch companies who quote a ridiculously low price for an inspec-

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tion and then add on charges for unnecessary repairs.

- It's always best to hire a technician that comes highly recommended, is CSIA Certified, has an excellent reputation in the community and has been in business for several years.
- Ask for certification, insurance certificates, and contractor licenses.

Bottom line, you would not trust your life to a doctor who does not have the proper training, degrees and medical licenses. Do not trust your dryer vent or chimney inspections to unqualified companies. Your home, your valuable possessions – and your well-being depend on it! ■

NOTES

1. <http://www.nfpa.org/news-and-research/fire-statistics-and-reports/fire-statistics>
2. U.S. Consumer Product Safety Commission/EPHA, from data obtained from the USFA and NFPA

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Congratulations to the following Business Partners who have earned the CAI-NJ Educated Business Partner distinction. Each has successfully completed the Business Partners Essentials course and is affiliated with an active CAI-NJ Business Partner membership.

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For information on how you or your employees can earn the Educated Business Partner distinction email info@cainj.org.



COMMUNITY ACADEMIC INSTITUTE 2017 LECTURE SERIES

**ABANDONED & NON-OWNER OCCUPIED UNITS...
HOW AN ASSOCIATION CAN SUCCESSFULLY BATTLE THEM AND WIN**
TUESDAY, APRIL 25, 2017 - 9:30 AM-11:30 AM
CAI-NJ HEADQUARTERS, 500 HARDING ROAD
FREEHOLD, NJ 07728

FREE EVENT FOR ALL CHAPTER MEMBERS

PROGRAM HIGHLIGHTS:

- **Circumstances**—How to identify an abandoned and/or non-owner occupied unit/home; how to know what information you need and how to get it
- **Strategies**—Learning, understanding and implementing the plan that is best for the community’s particular circumstances
- **Operations**—How to carry out and manage the chosen plan; maximizing the chosen plan’s success
- **Potential Pitfalls**—What are potential obstacles and difficulties that may present themselves and how to battle and overcome them
- **Aftermath**—Understanding the ways in which a community’s plan, with respect to an abandoned and/or non-owner occupied unit/home, can come to an end, and how to ensure its success
- **Revitalize your community**—turn vacant buildings into thriving income producing homes
- **Empower boards**—take control of Association assets. Don’t rely on banks or servicing companies for recovery.
- **Rebuild the overall harmony**—boost resident moral and property values
- **Stabilize accounts receivable**—stop the bleeding of unpaid assessments

DATE: Tuesday, April 25, 2017
LOCATION: CAI-NJ Headquarters, 500 Harding Rd. Freehold, NJ 07728
AGENDA: 9:30 am-10:00 am: Registration & Breakfast
 10:00 am-11:30 am: Program
SPEAKER: David Byrne, Esq. - Ansell, Grimm & Aaron, PC,
 Maria Cassidy, CMCA - FirstService Residential, AAMC

Space is limited. Attendees are strongly encouraged to register by Friday, April 14, 2017. **Pre-registration is required.**

If you register for this program and cannot attend, please call the chapter office at (609)-588-0030 to cancel.

Questions? Email Angela Kavanaugh at Angela@cainj.org or call (609) 588-0030.

COMMUNITY ACADEMIC INSTITUTE - 2017 LECTURE SERIES REGISTRATION FORM

ABANDONED & NON-OWNER OCCUPIED UNITS... HOW AN ASSOCIATION CAN SUCCESSFULLY BATTLE THEM AND WIN

Name/ Designation: _____

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Address: _____

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Email: _____

Pre-Registration is required. If you register for this program and cannot attend, please call the chapter office at (609) 588-0030 to cancel.

This event requires a cancellation notice at least 72 hours in advance. If a notice is not received, a \$25 cancellation fee will be charged per registrant. Substitutions are permitted if you cannot attend.

Questions? Email Angela Kavanaugh at angela@cainj.org or call (609) 588-0030.

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Payment Methods:

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CONTINUING EDUCATION NOTICE:

By successfully completing this program, the New Jersey chapter of Community Associations Institute (CAI-NJ) will approve 2 hours of credit for this program towards the Professional Management Development Program (PMDP).

For CAI-NJ Office Use Only

Exp: _____

2017 CAI-NJ Annual Conference & Expo

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WEDNESDAY, OCTOBER 18, 2017

New Jersey Convention & Exposition Center
Raritan Center
97 Sunfield Ave., Edison, NJ 08837





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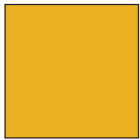
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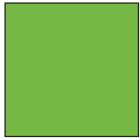
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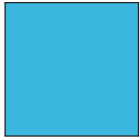
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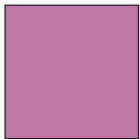
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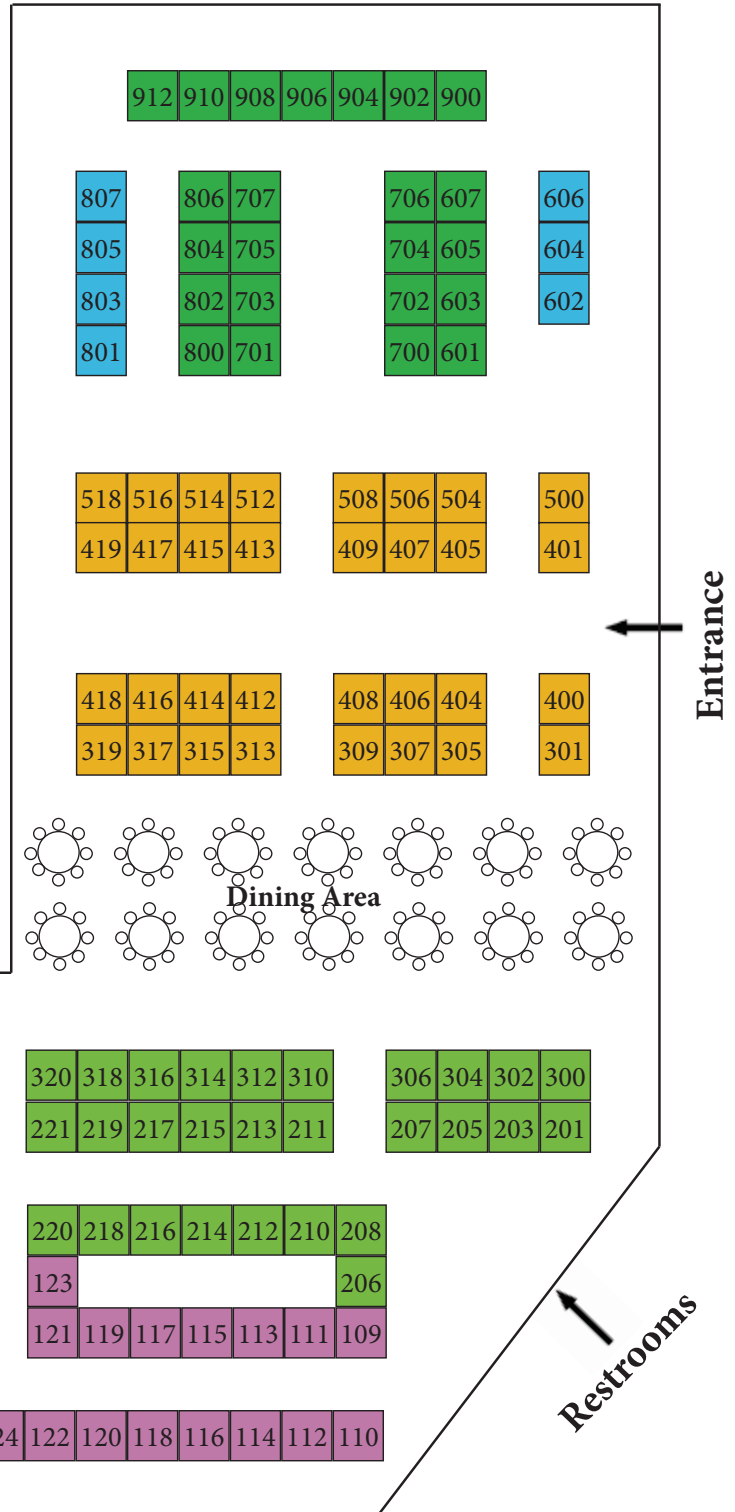
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348	346	344	342	340	338	336	334
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320	318	316	314	312	310
221	219	217	215	213	211

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154	244	242	240	238	236	234	232	230	228	226	224
152	147										222
150	145	143	141	139	137	135	133	131	129	127	125
148											

220	218	216	214	212	210	208
123						206
121	119	117	115	113	111	109

146	144	142	140	138	136	134	132	130	128	126	124	122	120	118	116	114	112	110
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2017 Contract for Exhibit Space

Contract for Exhibit Space: By submitting an application for exhibit space, the applicant releases CAI-NJ, its sponsors, co-sponsors and agents from any and all liabilities to the applicant, its agents, licensees or employees which may arise or be asserted as a result of submission of an application or participation in the exhibition. Acceptance of an application does not imply endorsement by CAI-NJ of the applicant's products, nor does rejection imply lack of merit.

This application for exhibit space, when endorsed by CAI-NJ, constitutes a contract for the right to use exhibit space. Rental for space is payable in advance at the time of submission of the Official Exhibitor Application Form. No refund may be made for space that is not used or for space that is unused during part or all of the exposition. Should space remain unoccupied at the opening of the exposition, CAI-NJ may rent it or use it without obligation or refund.

Exhibit Space: Exhibit booths are 10' x 10'. The exhibit fee includes, carpeting (1) 8' high back wall drape, (1) 3' high side rail drape, (1) one 6"x30" high draped table, (2) two upholstered chairs, (1) 7" x 44" single line company name sign, (1) wastebasket and one (1) breakfast/lunch. One authorized representative will be permitted at each space. There will be a \$25.00 charge for each additional representative, with no maximum. Note: Exhibitor agrees to have exhibits completely set up by 5:00 p.m. on Tuesday, October 17, 2017. Exhibit set-up will not be permitted on Wednesday, October 18, 2017. Tradeshow hours of operation are from 10:00 a.m. to 3:00 p.m. on Wednesday, October 18, 2017. Exhibitors agree to have their booths staffed during all hours of operation. In addition, exhibitors agree not to begin the dismantling of their exhibits before 3:00 p.m. and have their booth space vacated no later than 5:00 p.m. on the day of the tradeshow. Any infraction of this agreement could result in penalties, termination of your contract and denial of future exhibition rights.

Exhibits may not protrude, under any circumstances, beyond the space allotted or interfere in any way with traffic to the exhibits of others. All displays must be fully contained within the designated exhibit space and may not obstruct other exhibits. Any activities beyond the normal scope of exhibiting must be pre-approved by CAI-NJ. Failure to do so can lead to further sanctions imposed by CAI-NJ up to and including immediate termination of contract without a refund. Exhibitors shall assume all liability without limitation for any unapproved activity in conjunction with this Conference & Expo.

Use of Space: No exhibitor may sublet, assign or apportion any portion of the allotted space, nor represent, advertise or distribute literature for the products or services of any other firm, organization or individual, except as approved in advance by CAI-NJ. The purpose of the Conference & Expo is to inform and educate its attendees regarding the characteristics and uses of exhibitors' products and/or services. Exhibitors cannot solicit conference attendees or other exhibitors, outside of their assigned exhibit space.

Cancellation Policy: Cancellation of any portion of this application by the exhibitor will be accepted only at the discretion of CAI-NJ and then, only based upon the following refund schedule:

Notice of cancellation by Monday, September 18, 2017: Refund 50% of Booth Fee.

Notice of cancellation after Monday, September 18, 2017: No Refund.

CAI-NJ may charge an administrative fee of \$250.00 for any booth that is cancelled and has the right to any liquidated damages resulting from the cancellation of a booth.

Restrictions: CAI-NJ reserves the right to restrict exhibits which, because of noise, method of operation or any other reason, violate these regulations & conditions, become objectionable, or otherwise detract from, or are not in keeping with the character of the exposition as a whole. CAI-NJ may stop installation, or request removal or discontinuance of any exhibit or promotion of which, if continued, departs from a design description given advance approval, or from the descriptions given herein. In the event of such restriction, removal or discontinuance, CAI-NJ is not liable for any refund of rental, other expenses or other damages.

Advertising, displays, demonstrations, conferences, entertainments and convention registrants in the interest of business are not permitted, except by firms which have rented space, or are recognized sponsors of the Conference & Expo.

Samples & Souvenirs: Distribution of samples and souvenirs in a restrained fashion is permitted, provided that there is no interference with other exhibits or aisle movement, and that the samples and souvenirs pertain to, or contribute to the exhibits of the conference. CAI-NJ may withdraw permission to distribute souvenirs, advertising or other materials it considers objectionable, or which violate the rules of the exhibition hall.

Care of Premises: No part of an exhibit or sign, or other materials may be taped, pasted, or nailed or otherwise affixed to walls, doors or other surfaces in a way that might mar or deface, even temporarily, the exhibit area premises or booth equipment or furnishings. The cost of repair for damage from failure to observe this cautionary notice is payable solely by the exhibitor.

Fire Regulations: Booth decorations and exhibit construction must conform to the fire regulations of the exhibit hall and hotel. Combustible, flammable or explosive material may not be used. Cloth or other flammable materials must be flame proofed. Packing containers, excelsior, wrappings and similar materials must be removed entirely from the exhibit area and may not be stored behind exhibits or under tables.

Liability & Insurance: CAI-NJ, its sponsors, co-sponsors and agents assume no liability whatsoever for loss or damage, through any cause, of goods, exhibits or other materials owned, rented or leased by the exhibitor. Exhibitors have the sole and exclusive responsibility to arrange for performance license for copyrighted music to be used at booths. If insurance is desired, it must be obtained by the exhibitor. The exhibitor shall indemnify CAI-NJ, its sponsors, co-sponsors and their agents against, and hold harmless from, any complaints, suits or liabilities resulting from negligence in connection with the exhibitor's space and participation in the expo.

Interpretation & Enforcement: These Regulations & Conditions become part of the contract between the exhibitor and CAI-NJ. All matters in question, not covered by these Regulations & Conditions, are subject to the decision of CAI-NJ and all decisions so made shall be binding on all parties affected by them as in the case of the original Regulations & Conditions. Authority to enforce these Regulations & Conditions during the Expo is vested in the President of CAI-NJ and/or the Executive Director of CAI-NJ, or their authorized agent. CAI-NJ shall have the right to pursue all rights and remedies that may be available to it under the law, including, without limitation, the termination of the exhibitor's privilege to exhibit in the future. In the event of a dispute arising under this contract, the exhibitor shall be liable for reasonable costs and attorneys fees incurred by the CAI-NJ in a reasonable attempt to settle, arbitrate or litigate the dispute. CAI-NJ retains the right to enforce all regulations and conditions regardless of non-enforcement of said violations at the current or prior CAI-NJ Conference & Expos.

CAI-NJ shall not be liable for failure to perform its obligations under this contract due to strikes, acts of God, or any cause beyond its control, or for any other claims or damages arising directly or indirectly out of this contract including enforcement hereof. CAI-NJ will not be liable for damages relating to the non-performance of any exhibitor.

Payments: Your payment for exhibit space, as well as any additional representatives, is due in full upon completion and return of this registration form and contract. If payment in full is not received by CAI-NJ, then CAI-NJ reserves the right to sell the exhibit space to other interested parties at any time. In addition, CAI-NJ reserves the right to refuse to allow an exhibitor to participate in the present or future CAI-NJ Conference & Expos. If exhibitor registers and pays for a booth at the member rate but allows their membership to lapse without renewing, then the exhibitor can be charged the difference between the member and non-member rate.

Private Party Policy: All hospitality suites and hosted events must be reserved and paid for through CAI-NJ. Hospitality suites and hosted events are not permitted during official conference activities. Non-exhibiting companies are not permitted to host events the evening before or the day of the official conference.

Mentions in Conference on-site program and other marketing materials cannot be fulfilled for sponsors whose contracts are signed after deadline dates.

CAI-NJ Policies: CAI-NJ has a no-tolerance policy regarding "suitcasing," which describes the practice of non-exhibiting companies or individuals soliciting sales and leads on the tradeshow floor, in the aisles, or in the lobbies, and/or representing their services or soliciting conference participants for conflicting social activities. Violators of this policy will be ejected from the show and charged the single-booth rate, which must be paid prior to registering as an attendee, exhibitor, or sponsor at any future CAI-NJ programs. CAI-NJ reserves the right to reject any individual or entity's registration at anytime. CAI-NJ will not be responsible for any/all notification and distribution of exhibitor's door prizes. Except for emergency and scheduling announcements, no commercial announcements will be made.

Terms: The terms of this contract are agreed upon and binding upon the company via the signature of the authorized company representative and are non-negotiable.

Signature _____ Print Name _____
(Authorized Company Representative) (Authorized Company Representative)

Title: _____ Date: _____ Booth # _____

PLEASE SIGN & RETURN

(For CAI-NJ Use Only):

EXP: _____



Sponsored By:



2017 CAI-NJ Annual Conference & Expo
ADDITIONAL BOOTH REPRESENTATIVE REGISTRATION FORM
Wednesday, October 18, 2017
New Jersey Convention & Exposition Center at Raritan Center
97 Sunfield Avenue
Edison, New Jersey 08837

Please note: CAI-NJ only reviews CAI designations, certifications, and accreditations for validity and current status. Registrants are advised that each individual company is solely responsible for the content they provide on registration forms including all designations, certifications, accreditations and licenses by the company or the individual employee. Concerns about the validity of non-CAI designations, certifications, accreditations, and licenses should be directed to the specific company or individual in question. Removal of designations, certifications, accreditations, and licenses by CAI-NJ will only take place upon the submission of a letter written by the official credentialing and/or licensing body to CAI-NJ. CAI-NJ advises that for training, marketing or other purposes, the Conference & Expo may be recorded, videotaped and/or photographed. By attending this event, I consent to the use of my image by CAI-NJ and agree to waive any claim for the use of my image, including without limitation, the appropriation of my image for commercial purposes or the invasion of my privacy.

Please type or print company name in block letters exactly as it should appear on name badges and advertising or signage.

Company Name: _____

Address: _____

City/State/Zip: _____

Telephone: () _____ Fax: () _____

E-mail: _____ Website: _____

Authorized Company Representative (Complimentary, included with booth): 1. _____

Please list the name, company and designations of all attendees. (Example: John Smith, AMS, CMCA, PCAM, Conference & Expo Property Management) Attach additional forms if necessary. The cost of each additional booth representative is \$25.00. Ultimate Partners receive unlimited booth representatives at no charge.

2. _____ 6. _____ 10. _____

3. _____ 7. _____ 11. _____

4. _____ 8. _____ 12. _____

5. _____ 9. _____ 13. _____

of Additional Reps _____ x \$25.00 = \$ _____
Total

I am an Ultimate Partner and receive unlimited booth representatives at no charge (check if applicable).

Private Party Policy: All hospitality suites and hosted events must be reserved and paid for through CAI-NJ. Hospitality suites and hosted events are not permitted during official conference activities. Non-exhibiting companies are not permitted to host events the evening before or the day of the official conference.

PAYMENT OPTIONS:

Payment by Check

Mail form with check payable to:

CAI-NJ
Attn: 2017 Conference & Expo
500 Harding Road
Freehold, NJ 07728

Questions: Contact Angela Kavanaugh at (609) 588-0030 or email expo@cainj.org.

Payment by Credit Card

Please fax your signed application with payment to (609) 588-0040.

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By Gavin Ferris, Ecologist
SOLitude Lake Management

I was on a genealogy website not long ago when I was reading about an ancestor, and this line stuck out to me: "...the first year after his return from the army he was able to do but little work, as he suffered greatly from fever and ague, which he had contracted in the service." Fever and ague was, at the time, the terminology used to describe what we now call Malaria, and the war in which my ancestor contracted the disease was the American Civil War. He probably was bitten by an infected mosquito somewhere in Virginia.

Zika virus is making a lot of news lately, but mosquito-borne diseases are nothing new in the United States.

"Zika virus is making a lot of news lately, but mosquito-borne diseases are nothing new in the United States."

are currently carried by mosquitoes in the United States, and can pose a serious threat to public health. Preventing

the transmission of mosquito-borne diseases, and the other unpleasant consequences of mosquito infestation, requires a proactive multi-pronged approach. It is important to understand the biology of the mosquitoes involved, their behavior, and how environmental conditions contribute to mosquito problems.

Different diseases are transmitted by different species of mosquitoes. These different mosquitoes, in turn, have different ecologies and breeding habitats. For example, the *aedes aegypti* mosquito, which is known to carry Zika virus, breeds primarily in small containers. Other species of mosquitoes, by contrast, breed in streams, ponds, and lakes with vegetation. This has important management implications. If the mosquitoes plaguing your neighborhood are container breeding, like the Asian Tiger mosquito, management techniques such as treating a pond for mosquito larvae or stocking fish may be ineffective.

Mosquito larvae prefer shallow warmer water, and tend to thrive in stormwater ponds. Cattails and other non-beneficial shoreline vegetation can provide breeding habitat for mosquitoes along the edges of a pond. Maintaining beneficial vegetation such as pickerelweed and cardinal flower, however, can help provide habitat for mosquito predators like dragonflies. With regular maintenance, a buffer of

CONTINUES ON PAGE 48

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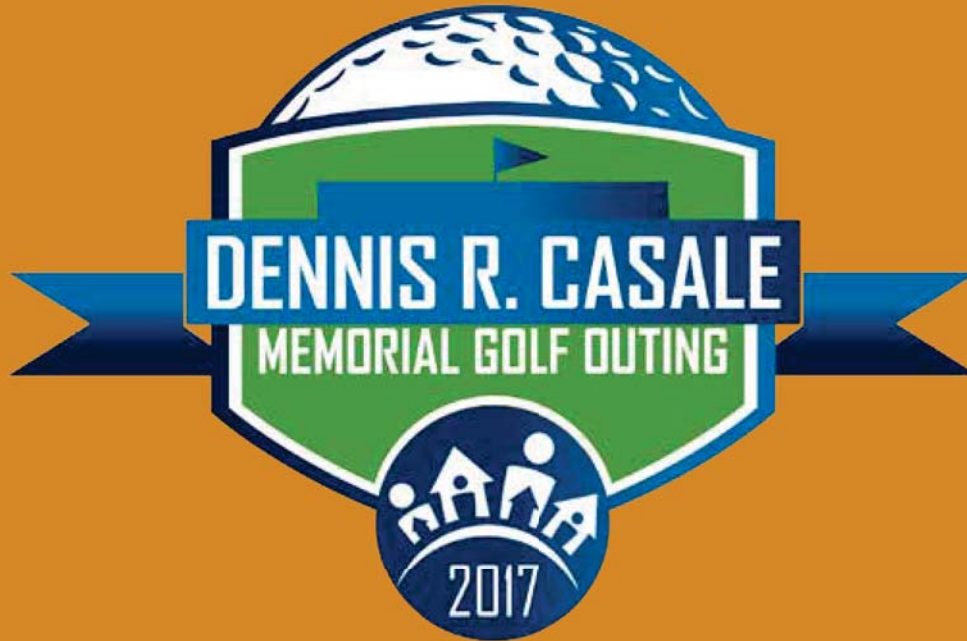
from page 46.

native plants can also be managed to help control erosion without creating breeding pools for mosquitoes. Keeping a pond adequately stocked with an appropriate species of small fish like fathead minnows or bluegill is the most effective means of controlling any mosquitoes that may be breeding in shallow areas. Circulating the water with a fountain or submersed aeration system also makes the waterbody less hospitable to algae, as does treating the weeds and algae that can create isolated pockets where mosquitoes may be able to reproduce.

With regard to Zika virus, the offending mosquitoes utilize containers for breeding. They are found primarily in a swath of the southeastern US from South Carolina across to the gulf coast of Texas, but are a growing concern for areas throughout the United States. The best way to prevent their prevalence locally is to limit their breeding habitat. When possible, standing water should be eliminated by clearing up litter, keeping gutters clean, repairing potholes, emptying containers and removing tire piles. Small pools that cannot be reliably kept dry like flower pots, bird baths, and very small stormwater basins can be treated with a bacteria called bacillus thurengiensis israelensis, commonly abbreviated as Bti. This bacteria produces a toxin that is only harmful to some insects, including mosquitoes.

For communities, an Integrated mosquito management program can further help to prevent disease and keep

CONTINUES ON PAGE 61



TUESDAY, JUNE 27, 2017
Forsgate Country Club

REGISTRATION, LUNCH & CONTESTS: 11:00AM
GOLF PRO ANNOUNCEMENTS: 12:15PM
SHOTGUN START: 1:00PM

COCKTAILS & HORS D'OEUVRES: 6:00PM
DINNER & AWARDS: 7:00PM

Please return form to jaclyn@cainj.org or fax 609.588.0040

Dinner Only Registration Form

Name/Designation 1. _____
 Company Name _____
 Address _____
 City, State, Zip _____
 Phone _____
 Fax _____
 Email _____

Please Note: Ultimate Partners receive 1 pre-paid foursome. Elite Partners receive 1 pre-paid foursome and one green sponsorship. Premier Partners receive one dinner ticket and one tee sponsorship.

2. _____
 3. _____
 4. _____

Dinner/Cocktail Hr. \$115.00

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 500 Harding Rd., Freehold, NJ 07728

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*Cardholder acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth in the cardholder's agreement with issuer.

ULTIMATE PARTNER Profile

The Falcon Group Questions answered by Jessica Vail, Director, Marketing & Business Development



Courtesy CAI-NJ



The Falcon Group

FALCON ENGINEERING, LLC
FALCON ARCHITECTURAL SERVICES, LLC
FALCON ENERGY CONSULTANTS, LLC

Brief history of Falcon.

The Falcon Group was founded 20 years ago by Andrew Amorosi and William Pyznar with a vision of creating a full-service, client-centric engineering and architecture firm. “We wanted to create a ‘one-stop-shop’ with a strong focus on customer service to bring a higher standard to the industry.”

Since then, The Falcon Group has been dedicated to their clients and focused on delivering a wide range of services. Even 20 years later, The Falcon Group continues to grow. Our staff works tirelessly to bring creative and innovate solutions and services to the marketplace.

We pride ourselves on being able to assist with virtually every aspect of the construction process. From planning

and design, to construction management, to inspections, renovations and compliance to litigation and forensic engineering—Falcon has it covered.

What is your role in the organization? What is your background? How long have you been in the industry?



Courtesy CAI-NJ

Jessica Vail

As Director of Marketing and Business Development for The Falcon Group, I am responsible for creating and managing all client-facing communications to increase Falcon’s visibility and bottom line. Such communications include client outreach, direct marketing campaigns, social media,



Falcon Drone Services enables the firm to provide the same services but with shorter lead times and safer working conditions with higher-resolution photography and videography.



Courtesy CAH-NJ.

networking events and being an active member on the Business Partners Committee for CAH-NJ.

I have worked in and around the construction and engineering world for over 10 years—all within a marketing and sales capacity. I have helped companies build marketing and sales platforms from scratch. As a sales liaison, I have assisted firms in building current and potential client relationships to meet and exceed their sales goals.

What sets your company apart from your competitors?

Our wide-range of services offered certainly sets us apart from other engineering firms, however I truly believe it is our staff and their ability to make strong, lasting connections with our clientele that is our competitive advantage. We pride ourselves on delivering outstanding customer service and our repeat clientele, some for 20 years, is testament to that.

Falcon has a staff of some of the most talented and personable people in the business. Every day they strive to share their knowledge and passion to help improve our

communities. Everyone at Falcon is always willing to go that extra mile to make sure the job not only gets completed and done right the first time but also that clients stay informed throughout the process via open lines of communication with our engineering and architectural professionals, project managers and office staff. We really care about our clients and take pride in our work.

At the end of the day, we sell two things: 1) Trust and 2) Results. Falcon has built a 20-year, positive reputation based on these two pillars of our foundation.

What trends do you see for the Community Association industry?

With the rapid advances in technology—the sky is the limit. Literally. With our recent acquisition and creation of Falcon Drone Services, we are able to provide the same services but with shorter lead times, safer working conditions with higher-resolution photography and videography. We see this as an upcoming trend not only for the community associations industry but overall in our everyday lives. Drones are going to be the future of how many different markets and companies conduct business. ■

See the complete list of Ultimate Sponsors on page 2 of this issue.



ULTIMATE PARTNER Profile

Wilkin & Guttenplan, P.C.



Photos this page courtesy CAI-NJ.



Carol Koransky, CPA



Mohammed Salyani, CPA

Koransky and Salyani are practice leaders for the firm's New Jersey CIRA (Common Interest Realty Association) Practice.

Wilkin & Guttenplan is a full service accounting and consulting firm based in East Brunswick, NJ. Founded in 1983 by Edward Wilkin and Edward Guttenplan. The firm offers services in accounting and audit, business valuations, estates and trusts, taxation, litigation support and a full range of commercial services. In addition to real estate, we also serve middle-market and closely-held businesses, international companies conducting business in the U.S. and other countries, life science and pharma companies, and not-for-profit organizations.

We have a department that specializes in servicing Community Associations and have been active participants in CAI, on both the regional and national level. We have held positions ranging from Chapter President to Chairman of the National Accountants' Committee. Our clients receive leading edge advice and insight based on our knowledge and application of industry best practices, encompassing operational trends, IRS rulings, and the regulatory environment. Most importantly, however, founders, Wilkin and Guttenplan, have always believed that the key to continuing successful client experiences is the identification of future leaders, who are encouraged to develop themselves and expand their capabilities. Two of these individuals, Carol Koransky

and Mohammed Salyani, have joined Ed Wilkin and Ed Guttenplan as practice leaders for the firm's New Jersey CIRA (Common Interest Realty Association) Practice.

What is your role in the organization? What is your background?

Carol Koransky and Mohammed Salyani are both Principals of Wilkin & Guttenplan and co-lead the New Jersey CIRA Practice. Carol has over 20 years of experience serving community associations and cooperatives, having joined the firm in 1993 after having worked with both Wilkin and Guttenplan at a previous firm. Since then, she has provided audit, compilation, review, and consulting services to her clients. In addition, Carol is in charge of all internal continuing education within the firm. Mohammed has over 15 years of experience, having joined the firm in 2001, and is the current Treasurer on the CAI Board of Directors. In addition to providing CIRA clients with audits, compilations, and reviews, he often performs consulting services and agreed-upon procedures including fraud detection, forecasting and transition reports for sponsors and management companies. Both Carol and Mohammed are highly active in education

and training programs within the community association industry, having presented numerous seminars on a myriad of topics and challenges board members and property managers face.

Is there a specific program that you would like to highlight?

Education is one of the cornerstones of Wilkin & Guttenplan's client service and community association involvement. We provide numerous educational webinars, seminars, and courses to board members and property managers throughout the year on topics such as understanding financial statements, budgeting, taxation, and replacement funding. We offer a variety of classes that are CAM ICB approved for fulfilling continuing education requirements for the CMCA certification and continually add to our course catalogue. We issue a quarterly newsletter, Community Property Advisor (CPA), which is a resource for board members and property managers of associations and cooperatives. Additionally, one of the most highly sought after and requested education tools we provide is our CIRA financial survey. This survey, published every three years, covers financial results of hundreds of New Jersey condominiums, homeowners association and Co-Ops in areas such as maintenance fees, replacement fund levels and assessments receivable balances. It is meant to provide associations with benchmarks and a frame of reference for future planning. Lastly, we are especially proud of the Manager Education Assistance Program offered by CAI, which was named in honor of our dear friend and late shareholder of the firm, Jules Frankel.

What might someone be surprised to learn about your company?

Our culture and unique work environment has branded the firm one of the best accounting firms to work for, which means star employees tend to stay and grow with the firm. In fact, out of our 54 accountants, 33 of them started as interns. Twelve of which are currently managers and/or supervisors. In addition, we have two partners that joined our firm fresh out of college. We believe that attracting and

retaining the best and brightest talent ensures that our clients enjoy an elite level of service and support. We pride ourselves on having a well-defined process that ensures opportunities for advancement, while offering our employees the guidance and support necessary for them to achieve their personal and professional goals.

Have you or your company received any recent awards or certifications?

In 2017, we were once again named one of the Best Places to Work in New Jersey. We are very proud to have received this award for the last twelve years (since its inception), including earning the top spot in 2007. Additionally, the firm was named a 2015 Best Place to Work for Millennials and was the only New Jersey company to earn this distinction. The firm has also been selected as one of the best accounting firms to work for in the country since 2008 by Accounting Today Magazine, earning the top spot in 2010. On individual levels, numerous Partners and Managers in the firm have won CAI Speaker and Author of the Year. We are also lucky enough to have two CAI Hall of Fame members – Ed Guttenplan and Jules Frankel.

Describe any involvement that your organization has with community or charitable based programs?

Wilkin & Guttenplan believes in the power of doing good things. Our commitment to continuously foster an environment that provides both professional and personal growth not only stays within our corporate walls, it expands outward. This is how "We Give" came into fruition. Each year W&G partners with organizations throughout our local area to give back to the community. These organizations include Holiday Express and Elijah's Promise. W&G also hosts an annual blood drive with the American Red Cross each summer which is open to the staff, their families, and the public. On a smaller scale the firm has partnered with others in the community, such as each winter when members of the firm, interns through partners, gather in a room to make Valentine's Day cards for a local senior housing/assisted living facility to brighten their day. ■

See the complete list of Ultimate Sponsors on page 2 of this issue.



Q&A

QUESTION:

What did you learn from your first job?

"Wow, I've got to think back. The very first time I was paid to be responsible, for someone or something, was a very important job. A job from which lessons and experiences I carried with me throughout my life as a mother. Caring for the most precious cargo of all... a child... Babysitting.

But, let's move on to my first job experience when the government deducted money from my paycheck. I learned that you get out, what you put in. The harder you work, the more rewarding the experience. I also learned the importance of being a team player, learning from your mistakes and the value of taking constructive criticism. These life lessons were essential to my development as a young career woman."

Julie Nole
Professional Restoration

"My first job out of college was selling guns in Chicago. I guess I should have asked if I need to know anything about guns before I took the job. Needless to say I was selling photo copiers in 6 months.

Gabriel Vitale
C&L Sweeper Services, Corp.



"When I started my first job as an attorney fresh out of law school, I was told that when you practice in a litigation law firm you will never be finished with your work at the end of the day as there are always surprises and unpredictability. As a result, I learned the value of being organized and keeping a "to do" list. I continue to have a handy list on my desk to this day. It is always being updated, prioritized and is ever changing. It is very helpful to refer back to when you are pulled away for a rush project and it's also a great feeling to check something off as complete!"

Patricia Hart McGlone, Esq.
McGovern Legal Services, LLC

Prolong Pond Dredging and Save Your Community Money.



Even with proactive management, all stormwater ponds will eventually become impaired due to accumulated sediment as a result of runoff. Dredging is an option, but is often the largest single expenditure a community will face. So, when the time does come to remove sediment from your lake or pond, consider hydro-raking as an effective, environmentally-friendly and economical alternative.

Learn how hydro-raking can help prolong or prevent the need for dredging:
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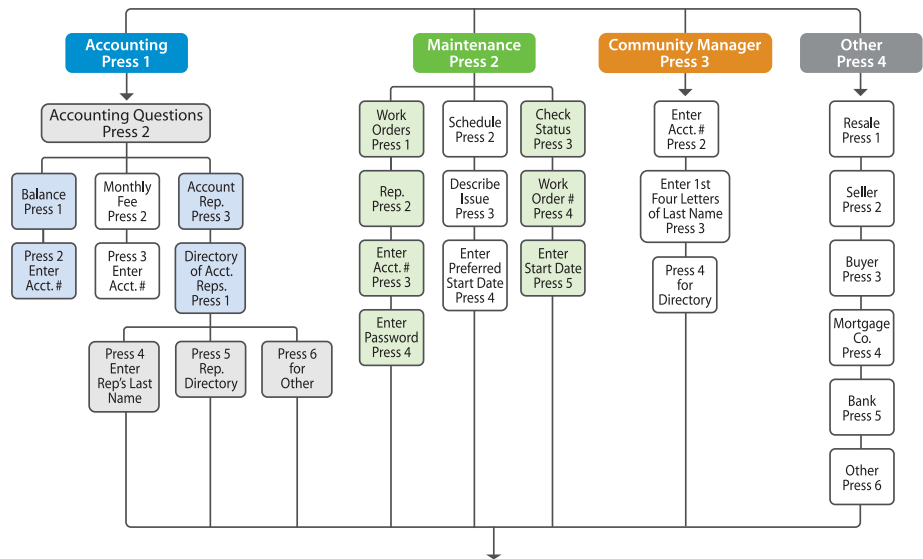
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(December 1, 2016 to February 28, 2017)

One New Member

- RJ Anderson
- Leonard Barber, CMCA, PCAM
- Donna M. Belkot, CMCA, AMS
- Meghan A Dirkes
- Christopher M. Nicosia, CMCA, AMS
- Mila McDonough
- Edward San George, PCAM
- Lawrence N. Sauer, CMCA, PCAM

Two New Members

- Craig Thompson, CMCA, AMS

Seven New Members

- Linda Kadel, CMCA, AMS



(February 1, 2017 to February 28, 2017)

Business Partners

ALL OUT Parking Lots
Marco Menna

American Lawn & Sprinkler
Brett Jamieson

Four Seasons Power Washing
William Schuler

Integrity Security Systems - The CCTV Doctor
J. Suggs

On Site Landscape Management
Daniel Murphy

Peapack-Gladstone Bank
Philip Bowers

Springtree Construction LLC
Konrad Kurach

Trenton Roofing & Siding, Inc.
Joseph Gankiewicz

Yellow Wagon Landscaping LLC
John Freitag

Community Association Volunteer Leaders

Cedar Village East Brunswick
Margaret Scott

Crestwood Village 6 Community Association
Dominic Amoroso

Narraticon Association, Inc.
David Deitrick
Thomas Dukelow
Trevor Gillipse
Keith Jones

Water's Edge at Point Pleasant
Lawrence Anderson
Michelina Laforgia

Managers

Jamie Cullen, CMCA
RCP Management Company

Joanna Messado, CMCA
FirstService Residential

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Fill out the membership application
on page 57 (facing page) of this issue!

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of Stark & Stark, in
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CAI MEMBERSHIP APPLICATION

Community Associations Institute, New Jersey Chapter
 500 Harding Road
 Freehold, NJ 07728
 Phone: (609) 588-0030 Fax: (609) 588-0040
 Web: www.cainj.org
 Email: membership@cainj.org

MEMBERSHIP CONTACT (Where membership materials will be sent):

Name: _____

Title: _____

Association/
 Company: _____

Address: _____

City/State/Zip: _____

Phone: (W) _____ (H) _____

Fax: _____

E-Mail: _____

Select your Chapter: _____ **NEW JERSEY** _____

Recruiter Name/Co. Name: _____

CATEGORY OF MEMBERSHIP: (Select one)

- Community Association Volunteer Leader (CAVL) *Dues vary**
- Manager \$132
- Management Company \$425
- Business Partner \$580

PAYMENT METHOD:

- Check made payable to CAI
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- MasterCard
- AMEX

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Name on Card: _____

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Important Tax Information: Under the provisions of section 1070(a) of the Revenue Act passed by Congress in 12/87, please note the following. Contributions or gifts to CAI are not tax-deductible as charitable contributions for federal income tax purposes. However, they may be deductible as ordinary and necessary business expenses subject to restrictions imposed as a result of association lobbying activities. CAI estimates that the non-deductible portion of your dues is 2%. For specific guidelines concerning your particular tax situation, consult a tax professional. CAI's Federal ID number is 23-7392984. \$39 of annual membership dues is for your non-refundable subscription to *Common Ground*.

Complete only the portion of the remainder of the application that applies to your category of membership.

For CAI-NJ use only:

- ____ BP
- ____ CAVL
- ____ MGMT
- ____ MGR

COMMUNITY ASSOCIATION VOLUNTEER LEADER (CAVL):

Billing Contact: (if different than Association Address on left):

Name: _____

Home Address: _____

City/State/Zip: _____

Phone: (W) _____ (H) _____

Fax: _____ (Cell) _____

E-Mail: _____

***TOTAL MEMBERSHIP DUES (as of January 1, 2015)**

- Individual Board Member or Homeowner \$120
- 2nd Board Member \$210
- 3rd Board Member \$285
- 4th Board Member \$375
- 5th Board Member \$425
- 6th Board Member \$480
- 7th Board Member \$535

For 2-3 Member Board applications, please indicate below who should receive membership renewal information. Please contact CAI National Customer Service at (888) 224-4321 for Board memberships exceeding 7 individuals.

Name: _____

Home Address: _____

City/State/Zip: _____

Phone: (W) _____ (H) _____

Fax: _____ (Cell) _____

E-Mail: _____

Name: _____

Home Address: _____

City/State/Zip: _____

Phone: (W) _____ (H) _____

Fax: _____ (Cell) _____

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**Total Membership Dues above include \$15 Advocacy Support Fee.

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- Insurance Provider
- Lender
- Real Estate Agent
- Supplier (landscaping, power washing, snow removal, etc)
 Please specify: _____
- Technology Partner
 Please specify: _____
- Other
 Please specify: _____

BUSINESS PARTNER AFFILIATE:

Name of Primary Company Contact: _____



MANAGER BEST PRACTICES ROUNDTABLE DISCUSSION AND NETWORKING RECEPTION

SPONSORED BY:

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Company

Two networking sessions (5:30 p.m. - 7:15 p.m. and
7:45 p.m. - 8:30 p.m.)

All attendees are invited to join the Business Partner
Roundtable attendees for the networking sessions.

Date: Tuesday, May 16, 2017
Location: Stockton Seaview Hotel and Golf Club
401 South New York Road
Galloway, NJ 08205

Agenda: 5:30 p.m. - 6:15 p.m.: Cocktail Reception
and networking with Business Partners
6:15 p.m. - 7:45 p.m.: Roundtables
7:45 p.m. - 8:30 p.m.: Dessert Reception
and networking with Business Partners

Pre-registration is required.

*If you register for this program and cannot attend, please
call the chapter office at (609) 588-0030 to cancel.*

We require a cancellation notice at least 72 hours in advance. If a notice is not received,
a \$25 cancellation fee may be charged per registrant. Substitutions are permitted if you
cannot attend.

Questions? Email Angela Kavanaugh at Angela@cainj.org
or call (609) 588-0030.

Space is limited. Attendees are strongly encouraged to
register by Monday, May 8, 2017.

CAI-NJ advises that for training, marketing or other purposes, this event may be recorded, videotaped and/or
photographed. By attending this event, the registrant(s) consents to the use of his or her image by CAI-NJ and
agrees to waive any claim for the use of his or her image, including without limitation, the appropriation of his
of her image for commercial purposes or the invasion of his or her privacy.

Please note: CAI-NJ only reviews CAI designations, certifications, and accreditations for validity and current
status. Registrants are advised that each individual company is solely responsible for the content they provide
on registration forms including all designations, certifications, accreditations and licenses by the company or
the individual employee. Concerns about the validity of non-CAI designations, certifications, accreditations,
and licenses should be directed to the specific company or individual in question. Removal of designations,
certifications, accreditations, and licenses by CAI-NJ will only take place upon the submission of a letter writ-
ten by the official credentialing and/or licensing body to CAI-NJ.

CONTINUING EDUCATION NOTICE:

By successfully completing this program, the New Jersey Chapter of Community Associa-
tions Institute (CAI-NJ) will approve 3 hours credit for this program towards the Professional
Management Development Program (PMDP).

TOPICS:

- Is your community aging? - A guide to a manager's responsibilities and limitations
- When is tree pruning appropriate - Regular maintenance promotes healthy growth
- Take a bite out of mosquitos
- Don't get washed away - Solutions for drainage problems
- Community association pool safety - Managing risk poolside and summer operations

MANAGER BEST PRACTICES ROUNDTABLE DISCUSSION AND NETWORKING RECEPTION

Name: _____
CAI Designation(s): _____
Company Name: _____
Address: _____
City, State, Zip: _____
Phone: _____
Fax: _____
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REGISTRATION FEES:

CAI-NJ MGR/MGMT Co. Members:	FREE
Non-Members:	\$25.00

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Attn: 2017 Roundtable Discussion
500 Harding Road
Freehold, NJ 07728

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Or email to angela@cainj.org.

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gations set forth in the cardholder's agreement with issuer

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Exp: _____



**BUSINESS PARTNER
BEST PRACTICES ROUNDTABLE
DISCUSSION AND NETWORKING RECEPTION**

Two networking sessions (5:30 p.m. - 6:15 p.m. and 7:45 p.m. - 8:30 p.m.)

All attendees are invited to join the Managers Roundtable attendees for the networking sessions.

Date: Tuesday, May 16, 2017

Location: Stockton Seaview Hotel and Golf Club
401 South New York Road
Galloway, NJ 08205

Agenda: 5:30 p.m. - 6:15 p.m.: Cocktail Reception and networking with Managers
6:15 p.m. - 7:45 p.m.: Roundtables
7:45 p.m. - 8:30 p.m.: Dessert Reception and networking with Managers

Pre-registration is required.

If you register for this program and cannot attend, please call the chapter office at (609) 588-0030 to cancel.

Questions? Email Angela Kavanaugh at Angela@cainj.org or call (609) 588-0030.

Space is limited. Attendees are strongly encouraged to register by Monday, May 8, 2017.

CAI-NJ advises that for training, marketing or other purposes, this event may be recorded, videotaped and/or photographed. By attending this event, the registrant(s) consents to the use of his or her image by CAI-NJ and agrees to waive any claim for the use of his or her image, including without limitation, the appropriation of his or her image for commercial purposes or the invasion of his or her privacy.

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TOPICS:

- **Friends with Benefits – unlocking the value in your business partner relationships**
- **More Bank For Your Buck - optimizing your marketing budget**
- **You Had Me at Hello - turning introductions into opportunities with property managers**

**BUSINESS PARTNER BEST
PRACTICES ROUNDTABLE
DISCUSSION AND NETWORKING
RECEPTION**

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CAI Designation(s): _____

Company Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

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Payment Options:

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Attn: 2017 Roundtable Discussion
500 Harding Road
Freehold, NJ 07728

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MOSQUITOES...

from page 48.

pesky mosquitoes at bay. Typically, such a program begins with public education. Depending on the species of mosquito in question, they may only be active during certain times of day. Informing the public about ways to avoid exposure to mosquitos and reduce breeding habitat on their property, and promoting the use of repellents can help to mitigate against the risks posed by mosquitos even before control efforts are implemented.

An integrated approach to mosquito management also includes surveillance and testing efforts. This typically includes the sampling of breeding habitats for the presence of mosquito larvae, and the use of various types

of mosquito traps to determine which species are present and at what densities. Mosquito species capable of transmitting certain diseases can be tested, and areas where the disease is detected can then be made the priority for intensive treatment.

Even if you live in an area with low risk of Zika or West Nile virus, mosquitos are a royal pain that nobody wants to deal with. While mosquitoes are an annoyance and a hazard that we are unlikely to remove entirely from our lives, they can be mitigated against by limiting and managing their breeding habitats. Implementing a proactive and integrated management approach that addresses all aspects of the problem is essential to helping prevent mosquito bites and the transmission of serious disease. ■



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LEGISLATIVE UPDATE...

from page 9.

I am very happy to report that each program was attended by a large and enthusiastic audience. We thank everyone who we met at each location for coming and hope you found the programs to be valuable. We look forward to receiving your ideas and seeing you again next year.

New Jersey Conference of Mayors (NJCM) Spring Conference.

CAI-NJ and IAC will be exhibiting at the Annual Spring Conference & Exposition of the NJCM on Wednesday, April 26 through Friday, April 28, 2017 at the Borgata Hotel Casino & Spa Event Center, in Atlantic City. We will be there to showcase our organization to Mayors and other State and municipal officials and representatives, and other businesses. Come join us! ■

ATTENTION ALL CAI-NJ SEMINAR ATTENDEES:



Please remember to keep your seminar completion certificates in a safe place.

These certificates are distributed at the end of each CAI-NJ seminar. This is proof that you attended and completed the seminar. You may need to reference the certificate in the future and CAI-NJ does not keep track of each member's attendance record. Community managers will definitely need the certificates to obtain credit for continuing education towards their designations.



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CAI-NJ encourages interested persons to submit articles for consideration by the Editorial Committee. Publication in *Community Trends®* is a wonderful opportunity to write about an issue relevant to community associations, and the Editorial Committee will carefully review all submissions. When an article is published, the opinion of the author and accuracy of the facts presented in the article are not specifically endorsed by either CAI-NJ or the Editorial Committee. Neither CAI-NJ nor *Community Trends®* guarantees a placement of any submitted article, and any article can be rejected for any reason at any time by the Editorial Committee or CAI-NJ. All articles should be written in the third person.

The submission of an article by an author implies that the article is the original work of the submitting author, and the submitted article has also not been published in any other publication or on-line previously. Authors found to be in violation of these policies can be subject to discipline by the CAI-NJ Board of Directors, which may levy penalties including the following:

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[PAY]VE...

from page 18.

cutting the perimeter of the failed area, removing the existing pavement, replacing the failed pavement layers, and sealing the perimeter of the repair with a crack sealant material.

Pros:

- Most effective method in cases where the underlying cause of the surface deficiency is issues in the base layers of the roadway

Cons:

- May require partial road closure
- **Crack sealing** – the installation of a rubberized liquid asphalt based sealant that reduces water migration through moderate cracks.

Cold-pour sealant (\$): *asphalt based sealant that does not require heating and is installed cold.*

Pros:

- Less equipment required on site
- Less time required to perform repair

Cons:

- Cures to a rigid material that will not expand or contract with the asphalt pavement during temperature changes. This inflexibility can lead to the crack seal material becoming dislodged and allowing water to continue to migrate into the crack
- If the crack is too wide, the cold-pour material tends to shrink and will no longer be bonded to the surrounding pavement, again allowing water to migrate into the crack
- Lower life expectancy

Hot-pour sealant (\$\$): *asphalt based sealant require heating on site and is installed hot.*

Pros:

- Cools to a flexible, rubber-like material that responds better to temperature changes
- Better value over time
- Longer life expectancy

Cons:

- More equipment required on site
- More time required to perform repair
- May track in hot temperatures

- **Sealcoating** – the installation of a liquid coating in order to help maintain and restore the flexibility and improve the appearance of the pavement surface course, prevent water penetration, and resist damage from gasoline and other harmful vehicular contaminants. Sealcoating is not a structural method for resurfacing or addressing failed or deteriorated pavement such as potholes, but it is effective in sealing or bridging minor cracks.

Coal tar sealcoat (\$): *sealcoat with a base made from the by-products of coal distillation.*

Pros:

- Will be effective for most community Association needs
- Has traditionally been the standard for sealcoat material on the east coast
- More durable to traffic wear than asphalt based sealcoat

Cons:

- Considered harmful to the environment

Asphalt based sealcoat (\$): *sealant composed of emulsified asphalt.*

Pros:

- Considered more environmentally friendly than coal tar

Cons:

- Suggested for lower volume roadways

CONTINUES ON PAGE 70

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[PAY]VE...

from page 69.

- Less durable to traffic wear than coal tar
- Less effective at protecting the underlying pavement from petroleum based contaminants

Roadway replacement is a large expense for a community Association. With timely, regular, and proper maintenance performed over the life of the pavement, the overall cost of a replacement project can be reduced. Technical data in the industry indicates that \$1 spent in upfront maintenance costs can save \$4-\$6 in rehabilitation costs. It is never too early to start thinking about a maintenance program for your community! ■

ATTIC FANS...

from page 25.

sons of the year. During the summer months, the passive ventilation system cools the attic, keeping the roof shingles from overheating which would otherwise void the roof shingle manufacturer warranties. In the winter months, the passive ventilation system allows warm air carrying moisture a means to escape to the exterior, thereby preventing condensation from occurring. The cool temperature of the attic can also greatly reduce the potential for temperature differentials between the interior and exterior that would otherwise be conducive to the formation of ice dams.

Passive ventilation does not actively pull conditioned air from the home and

therefore does not create negative pressure within the home. Therefore, passive ventilation does not create the potential for combustion CO gases to be pulled back into the home, nor does it create the potential to pull humid air into the building envelope in the summer.

For these reasons, proper "passive" ventilation is generally recommended as the preferred ventilation by most Roof Shingle Manufacturers.

Conclusions and Final Thoughts

Building codes do not prohibit the use of active attic fan systems. However, for these systems to function properly in the Northeast, there must be provisions to remove warm moist air from the attics in the winter months, which most fans do not have

CONTINUES ON PAGE 72

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With great respect for those who serve our country, the Editorial Committee of CAI-NJ is seeking spotlights on service members. This may include active, or inactive members of the United States Armed Forces.

Please take this opportunity to spotlight someone you know and help the CAI-NJ community recognize and thank them for their service to our country.

Criteria

1. Must be a member of the United States Armed Forces, active, inactive or has served.
2. Must be either a:
 - a. Member of CAI-NJ (Manager, Board Member, Business Partner or Business Partner Employee)
 - b. A parent, spouse or child or a CAI-NJ member (classified above)
3. Must include 500 to 1,000 words about their service along with a photo

For questions or to submit a "Spotlight on Service" contact Jaclyn Olszewski at jaclyn@cainj.org.

★ Submissions may be self-authored by service members or written on their behalf.



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ATTIC FANS...

from page 70.

the capability of doing. While this may address condensation related issues, the fans that do have this capability and do not always turn on as required to prevent ice dam formations from occurring. Furthermore, lower ventilation is still required and the location and number of attic fans serving the attic must be carefully considered to ensure that there is an even air flow distribution throughout the attic. Consideration must also be given to the design and location of combustion appliances to ensure that there is no back drafting of exhaust gases into the home. It is also strongly recommended that if an active attic fan system in place that the ceiling assembly below the attic be air sealed to prevent conditioned air from being pulled into the attic space. More often than not, attic fan installations do not consider all of the above, causing the home to experience one or more of the above issues. Because of this, attic fan installations often have more drawbacks than benefits.

On the other hand, passive ventilation systems are far easier to install correctly, have fewer intangibles to consider and the benefits of this system far outweigh any potential drawbacks. It is for all of the above reasons that I recommend a properly designed passive ventilation system over an active system powered by an attic fan. As an Architect, and even more importantly, as a father of three children whom I adore, it says a lot that if given the choice, I would prefer to have a passive ventilation system installed in my own home. ■



Help CAI's Amicus Effort

The CAI Amicus Program is looking for your help. For years, CAI has participated in New Jersey court cases involving significant community association issues. We do this through our "Amicus" or "Friend of the Court" Program. With the court's permission, CAI files briefs in court cases advocating the interests of our members. CAI has successfully appeared in a number of important New Jersey cases, including *Twin Rivers*. It is important for our members to let CAI know when they are involved in, or become aware of, a lawsuit which may have an impact of general concern to the industry. We can only participate and have our views expressed when we know about these cases when they first arise. So, this is an important request on behalf of both the National and Chapter Legislative Action Committees to please advise the Chapter office of any litigation involving community association issues of potential importance to the entire industry. For any such notices, please contact Larry Thomas, PCAM at (609) 588-0030 or at larry@cainj.org. ■



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An AAMC must have a minimum of three years' experience providing community association management services, a Professional Community Association Manager (PCAM) designee as the company's senior manager, a staff of which 50 percent of managers hold a professional designation (CMCA, AMS or PCAM), and must comply with the CAI Professional Manager Code of Ethics

Listed are companies who have earned the Accredited Association Management Company (AAMC) designation.

Please Note: CAI-NJ only reviews CAI designations, certifications, and accreditations in this advertisement for validity and current status. Readers are advised that each individual company is solely responsible for the content of its listing in this advertisement, including all designations, certifications, accreditations and licenses by the company or the individual employee. Concerns about the validity of non-CAI designations, certifications, accreditations and licenses should be directed to the specific company or individual in question. Removal of designations, certifications, accreditations and licenses by CAI-NJ will only take place upon the submission of a letter written by the official credentialing and/or licensing body to CAI-NJ.

Access Property Management, Inc., AAMC, AMO

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Fax: (908)237-1826
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Website: www.accesspm.com

Associa Mid-Atlantic, AAMC

Ms. Nancy Hastings, CMCA, AMS, PCAM
14000 Horizon Way Ste 200
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Phone: (856)996-1640
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Executive Property Management, AAMC

Mr. Leonard Barber, CMCA, PCAM
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FirstService Residential, AAMC

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Website: www.fsresidential.com

Homestead Management Services, Inc., AAMC

Mr. Louis Curtis, CMCA, AMS, PCAM
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Pine Brook, NJ 07058
Phone: (973)797-1444
Fax: (973)797-1499
Email: lcurtis@homesteadmgmt.org
Website: www.homesteadmgmt.org

Integra Management Corporation, AAMC

Mr. Edward San George, PCAM
200 Valley Rd Ste 203
Mount Arlington, NJ 07856-1320
Phone: (973)770-1500
Fax: (973)770-3669
Email: esangeorge@integramgtcorp.com
Website: www.integramgtcorp.com

JCR Management Services, Inc., AAMC

Mr. John Roberts, CMCA, AMS, PCAM
PO Box A
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Phone: (732)899-5524
Fax: (732)899-5552
Email: JCR@Mycondo.com
Website: www.mycondo.com

Preferred Community Management Services, Inc., AAMC

Mr. Glen A. Masullo, CMCA, PCAM
35 Clyde Road Suite 102
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Premier Management Associates, AAMC

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Prime Management, Inc., AAMC

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RCP Management Company, AAMC, AMO

Ms. Mary Faith Nugiel, AMS, PCAM, CPM
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Website: www.rcpmanagement.com

RMG, Regency Management Group, Inc., AAMC

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Fax: (732)905-8606
Email: ewm@regencymanagementgroup.biz
Website: www.regencymanagementgroup.biz

Taylor Management Company, AAMC, AMO

Mr. Paul Santoriello, PCAM
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Phone: (973) 296-9000
Fax: (973) 267-0943
Email: paul@taylormgt.com
Website: www.taylormgt.com



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