

Community Trends[®]

April 2019

Health
and
WELLNESS

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In This Issue

- Top 3 Reasons to Supplement Your Insurance Claim
- Build Community Through Increased Resident Engagement
- Fit in a Fitness Center

....and more

NEW JERSEY CHAPTER

community
ASSOCIATIONS INSTITUTE

Community Associations Institute New Jersey Chapter

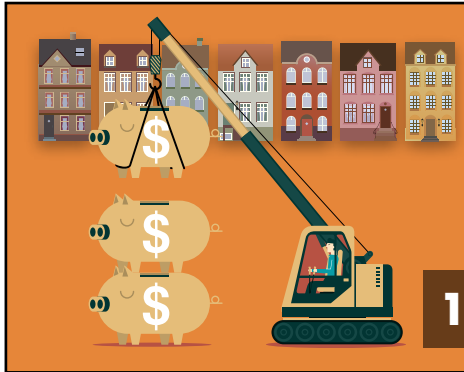
ULTIMATE PARTNER 2019

The Community Associations Institute New Jersey chapter would like to thank its 2019 Ultimate Partners below. For more information on our sponsorships, please contact Laura O'Connor at 609-588-0030 or laura@cainj.org.



Thank You For Your Support!

CONTENTS



18

18

Top 3 Reasons to Supplement Your Insurance Claim
By Steve Lang, RA and Maia Gilman, RA, *The Falcon Group - Engineering, Architecture & Reserve Specialists* and Cheryl Rhine, *USI Insurance Services*



32

32

Build Community Through Increased Resident Engagement
By Robert Francis
Planned Companies

40

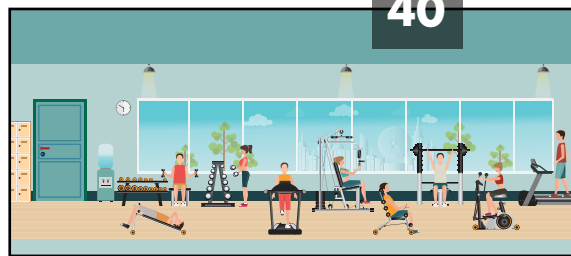
Fit in a Fitness Center
By Robert N. Roop, P.E.
Lockatong Engineering, Inc.

46

Management Trends: Walk the Line – A Playlist for Work Life Equilibrium
By Kristina Munson, CMCA, AMS, PCAM, CPM
RCP Management Company, AAMC, AMO

EXTRAS

President's Corner	5
Looking Ahead	6
Habitat for Humanity F.A.S.T. Volunteering Day Registration	7
CAI-NJ Upcoming Events	8
Emerging Professional Managers Membership Grant Program	10
Legislative Update	12
CA-PAC "Dollar a Door" Campaign	14
Chapter Trends	17
2019 CAI-NJ Spring Break Party Registration	22
2019 CAI-NJ Awards Dinner Wrap-up & Photos	23
2019 CAI-NJ High-Rise Summit Registration	39
Board Leadership Development Program Registration	44
CA-PAC Day at the Races Registration	49
2019 CAI-NJ Conference & Expo Save the Date	51
2019 CAI-NJ Conference & Expo Booth Reservation Information and Forms	52
Lecture Series Registration	60
New Members	66
CAI Membership Application	67
2019 Ultimate Partner Listings	72



40

46



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Spring is in The Air

Ahh spring, my favorite season. Done with that pesky snow, hopefully, the air has this freshness that you do not get any other time of the year and the beginning of greenery everywhere. Finally, the ability to walk out without a heavy jacket and gloves and no need to take your car to the carwash to get the salt off. And then of course there is the Easter Bunny and spring break, April is a good time.

April is also a very busy month for our chapter. We have the 4 legislative updates for southern, south central, central and north Jersey. Please make sure you attend one of these because I assure you there is LOT they have to talk about. There is also the CA-PAC Top Golf event. We expect to have the highest attendance ever. And last, but definitely not least, is the Spring Break Party. Again, it will be at the Grand Marquis in Old Bridge. It was an awesome event and I am sure it will be the same, if not better this year.

I wanted to give you an update of the two items I had mentioned at the retreat. The first thing is the hiring of a public relations firm to help our chapter get more visibility online as well as inform people living in communities how much the chapter is doing for them and the advantages of becoming a member. As you know, we recently crossed the 2,000-member mark and our goal is to be the second largest chapter. I assure it is definitely attainable. Anyway, through the hard work of the task force created in the prior year, we have narrowed it down and are within reach of selecting a firm. Once hired the firm will work closely with our amazing staff and will also reach out to all the various committees to get their input and suggestions. I am really confident we will see the benefits of hiring this firm.

Secondly, I spoke about reaching out to vocational schools so we can tap into the pool of people making a career change or reentering the work force. We have put together a task force and one of our members has arranged for us to meet with the program coordinator at one of our local schools. This is something I am very excited about. We have such a need for new manag-

CONTINUES ON PAGE 69



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Institute - New Jersey
Chapter**



[@cainewjersey](https://www.instagram.com/cainewjersey)



LOOKING AHEAD

LARRY THOMAS, PCAM | CAI-NJ CHAPTER EXECUTIVE DIRECTOR

This month's theme "Health and Wellness" is a new theme this year. The Editorial committee is always trying to come up with new and relevant topics for *Community Trends*®. Every month the Editorial Committee along with Jackie from the CAI office spend a lot of time discussing themes and article selection. Members call me all the time telling me how much they enjoyed a certain article and, on several occasions, reached out to the author with additional questions. The purpose of these articles to give our members targeted information on matters and issues specific to common interest communities. Remember, CAI's membership consists only of common interest residential communities. We don't do shopping centers or apartments, so we can explicitly focus on articles that filter down to residential ownership communities.

The Editorial Committee also came up with the "Cutest Pet Contest". Please visit our website where you can submit your entry and get your pet to pose for a chance to win the Cutest Pet Award. This is a fun idea, but still emphasizes the importance of having a pet and the benefits it brings to our health and wellness. The pictures must be submitted no later than June 1st and the winners will be announced in the August issue of *Community Trends*®.

Also considering this month's theme, I am sure that you are aware of the pending possibility of the legalization of recreational marijuana in our state. This bill, if passed by our legislatures and signed by the governor can have a significant impact in our communities. I am sure that there will be several conversations between our residents on how

to control the activity in our common areas and in our condominiums where there is shared walls and the possibility of odors creeping into adjoining units. I am sure that once the legislation is close to being signed and the actual bill is finalized, we will see more articles on the affect on our communities and its residents.

So, please enjoy the picture spread from this year's Award Dinner. It was a great event and it appears that

"Please visit our website where you can submit your entry and get your pet to pose for a chance to win the Cutest Pet Award."

we may have outgrown another venue. The committee headed by Gabby Grimes and Eileen Szlewickzi did an outstanding job with incorporating the "Havana Nights" theme all the way from the fedora hats to the dancers. It was a great evening and it's always an honor to recognize our standout members.

I'm looking forward to seeing everyone at the Spring Break event on April 25th at the Grand Marquis in Old Bridge. I am sure if you attended last year, you can attest as to the value of this event. Great food and great people always add up to a wonderful evening. ■

See photos from the 2019 CAI-NJ Awards Dinner, "Havana Nights," on pages 23-31 of this issue!



Habitat for Humanity® in Monmouth County



F.A.S.T. VOLUNTEERING DAY Wednesday, May 8, 2019 Just 15 Spots Available

Please note: Each volunteer must raise at least \$100 to be able to volunteer for the day. All proceeds will be donated to Habitat for Humanity of Monmouth County.

Volunteers can make the donation themselves, or solicit donations on their behalf.

Checks for donations can be made out and sent to:

CAI-NJ
500 Harding Road
Freehold, NJ 07728
Attn: FAST Habitat for Humanity

**Can't Volunteer?
Contact jaclyn@cainj.org to find out other ways you can help!**



Volunteer Information

Volunteer Name: _____
Volunteer Company: _____
Volunteer Email: _____
Volunteer Phone: _____

Donor Information (If different from above)

Donor Name: _____
Donor Company: _____
Donor Email: _____
Donor Phone: _____

Payment Options: Please select one:

____ Pay by check ____ Pay by credit card below

Card-holder Name: _____

Card Number: _____

Exp. Date: _____ Security Code: _____

Card-holder Signature: _____

*Card-holder 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 card-holder's agreement with issuer.

Donation Amount: \$ _____

Manager Sponsorships Available- Contact jaclyn@cainj.org

2019 EVENTS & EDUCATION CALENDAR

APRIL

- 2** **Legislative Update**
South Jersey - Horizon at Woods Landing, Mays Landing
- 8** **Lecture Series - Right of Privacy in Common Interest Communities**
CAI-NJ, Freehold
- 9** **Legislative Update**
South/Central Jersey - Country Walk of Lake Ridge HOA, Manchester
- 10** **CA-PAC TOP GOLF**
TOP GOLF, Edison
- 12** **M-202: Association Communications**
Mercer County Community College, West Windsor
- 16** **Legislative Update**
Central Jersey - The Ponds, Monroe Twp.
- 23** **Legislative Update**
North/Central Jersey - Renaissance at Raritan Valley, Somerset
- 25** **Spring Break Party**
The Grand Marquis, Old Bridge

MAY

- 7** **Lecture Series - Managing White-Tailed Deer Destruction in New Jersey**
CAI-NJ, Freehold
- 21** **Joint Manager & Business Partner Panel Discussion**
The Liberty House, Jersey City

JUNE

- 5-6** **Board Leadership Development Workshop**
CAI-NJ, Freehold
- 11** **Joint Manager & Business Partner Roundtable**
Forsgate Country Club, Monroe Twp.
- 19** **Joint CAI-NJ & PennDelVal Networking Event**
TBD
- 25** **Dennis R. Casale Memorial Golf Outing**
Forsgate Country Club, Monroe Twp.
- 27-29** **M-100: The Essentials of Community Association Management**
Mercer County Community College, West Windsor

JULY

- 10** **CAI-NJ Olympics**
Thompson Park, Monroe Twp.
- 17** **Senior Summit**
Renaissance at Manchester, Manchester
- 26** **CA-PAC Day at the Races**
Monmouth Park Racetrack, Oceanport

AUGUST

- 6-7 Board Leadership Development Workshop**
CAI-NJ, Freehold
- 8 Annual Beach Party**
Martell's Tiki Bar, Point Pleasant
- 20 Lecture Series**
CAI-NJ, Freehold

SEPTEMBER

- 5-6 PCAM Case Study**
Cranbury
- 11 Managers Leadership Workshop**
TBD
- 12 Homeowner Leader Roundtable**
TBD
- 17 Legal Forum**
Stonebridge Community Association,
Monroe Twp.
- 24 Lecture Series**
CAI-NJ, Freehold
- 25 Joint Manager & Business Partner
Roundtable**
TBD

OCTOBER

- 16 2019 Pre-Conference Networking
Reception**
The Event Center @iPA, Freehold, NJ
- 17 2019 CAI-NJ Annual Conference & Expo**
The Event Center @iPA, Freehold, NJ
- 17-18 M-310: Management Company
Administration**
Freehold, NJ

NOVEMBER

- 5 Lecture Series - Pending National & State
Legislation & the Physical & Financial
Effects on our Community Associations**
CAI-NJ, Freehold

**EVENTS ARE SUBJECT TO CHANGE
MORE INFORMATION CAN BE FOUND
BY VISITING WWW.CAINJ.ORG**



EMERGING Professional Managers Membership Grant Program

PURPOSE

The Emerging Professional Managers Membership Grant Program provides a one-year manager membership in the New Jersey chapter of Community Associations Institute to emerging professional managers who are new to CAI-NJ membership and interested in becoming involved in the organization. This grant program is intended for professional community association managers who have never been CAI-NJ members before.

AWARD

The award consists of a full one-year manager membership in the New Jersey chapter of Community Associations Institute valued at \$149. Ten awards will be given for this application cycle.

CRITERIA FOR APPLICATION

The Emerging Professional Managers Grant Program is intended to open membership in CAI-NJ for managers new to the organization. An emerging manager for these purposes is defined as a manager, regardless of age, who is new to the field of community association management or CAI-NJ who is actively working in the field of community association management.

APPLICATION DETAILS

Applications will be accepted for the Emerging Professional Managers Grant Program from April 1, 2019, through April 30, 2019. To apply, complete the form and return to CAI-NJ by April 30, 2019. Submit an application today to be considered for the current award cycle!

APPLICATION

The information provided on this page will remain confidential until recipients are selected. Please complete the application and contact the chapter office if you have any questions.

APPLICANT INFORMATION

Name: _____

Work Street Address: _____

City/ State/ Zip: _____

Phone No: _____

Email Address: _____

To ensure confidential and anonymous selection, please provide a confidential four-digit code that will be printed on your entry.

(Please avoid something like "1234" to avoid duplicating another entrant's code.)

EMPLOYMENT INFORMATION

Current Employer: _____

Number of Years in the industry: _____

Current CAI Certification/ Designations: ____ CMCA ____ AMS ____ PCAM ____ LSM

Have you attended CAI-NJ events in the past? YES NO

ESSAY QUESTIONS:

Please provide your four-digit code here (from previous page) _____

Please provide answers to the following questions in essay form. Each answer should be 25 words or less. Please number your answers, and attach the separate page(s) to this page.

1. WHY DO YOU WANT TO BE A CAI-NJ MEMBER? (IN 25 WORDS OR LESS.)

2. HOW DO YOU FEEL CAI-NJ MEMBERSHIP WILL HELP YOU PROFESSIONALLY? (IN 25 WORDS OR LESS.)

3. WHERE DO YOU SEE YOURSELF PROFESSIONALLY IN FIVE YEARS? (IN 25 WORDS OR LESS.)



MAIL, EMAIL OR FAX FORM TO:

CAI-NJ • 500 Harding Road, Freehold, NJ 07728 • info@cainj.org • f. 609.588.0040 **Questions?** p. 609.588.0030

LEGISLATIVE UPDATE



GEORGE GREATREX, ESQ.
PARTNER, SHIVERS, GOSNAY & GREATREX, LLC
LEGISLATIVE ACTION COMMITTEE CHAIR

One of the legislative priorities of your Legislative Action Committee (LAC) is to expand the number of services provided by municipalities to common interest communities at little or no cost in the same manner those services are provided to homes not located in such communities. As you know, the *Municipal Services Act* was enacted a few decades ago requiring municipalities to either provide certain services to common interest communities at no additional cost (including snow removal, trash collection, leaf removal and street lighting), or to reimburse those communities the amount it would cost the municipality to provide those services.

Some of you have reported to us that in many towns and cities across New Jersey, common interest communities are required to arrange and pay for annual inspections and flushing of the fire hydrants in their communities. Yet those hydrants not located in CICs are inspected and flushed by the local municipalities or utility authorities at no additional cost to those residents (and paid for through their local taxes and MUA fees). Well, owners of properties in CICs pay the same taxes, yet also have to bear the extra cost of maintaining the hydrants in their communities.

Paul Raetsch, a homeowner leader who serves on the LAC, reports below on a law enacted in New Jersey in 2017 that addresses this inequity. Please read on...

An afternoon fire destroyed two homes on April 29, 2014 in the Fairways, an age restricted development in May's Landing (Hamilton Township), New Jersey. While tragic, the damage would

have been less severe had the fire hydrants close to the two homes worked properly. They did not have adequate water flow and pressure. The local MUA's stated position was that testing and maintaining the hydrants are the homeowner association's responsibility. Since the firefighters did not have adequate water from the hydrants to fight the fire, they had to call in several tanker trucks, losing precious time when fighting the fire.

Shortly after that fire, I asked the Hamilton Township MUA if the fire hydrant system in our common interest community had the adequate flow and pressure to prevent the type of disaster our neighbors had recently experienced. It was then that I was told that our MUA would not maintain, repair, inspect nor flush our hydrants since they considered our age restricted community of single family homes "private." They had previously flushed our hydrants since the first homes were occupied in 2006, but they claimed



(above and right) The April 29, 2014 fire at the Fairways in Mays Landing, New Jersey.



Photos by Hamilton Township Police Department, Courtesy Galloway Township News.

“Well, owners of properties in CICs pay the same taxes, yet also have to bear the extra cost of maintaining the hydrants in their communities.”

that previous flushing was a mistake. Most aggravating is that our MUA did not notify our community of this change in its policy, nor did they give us instructions on how to maintain our fire hydrant system. Regardless of our appeals, they would not maintain the system but instead gave us contact information of a certified plumber. This is the same MUA that served the Fairways community before their fire. We did hire a plumbing contractor who discovered that two of the valves at the bottom of our hydrants were not working because they were jammed by sand. We had to fix those hydrants, at our cost.

Less than three years later, Locust Hill, an age restricted community of twin homes in Yardville, Mercer County, experienced a similar fire emergency. A home was severely damaged by fire and the adjoining home suffered significant smoke damage. Shortly after this fire, the Locust Hill community manager was informed that several fire hydrants in the development were broken or malfunctioning, even though their community was built only fifteen years ago. The hydrant closest to the fire was one that had to be replaced, along with two others in the neighborhood. Three other hydrants

CONTINUES ON PAGE 68

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CA-PAC WORKS HARD PROTECTING THE INTERESTS OF COMMUNITY ASSOCIATIONS

SUPPORT CA-PAC “A Dollar a Door”!

The Community Association - Political Action Committee (CA-PAC) is a volunteer committee consisting of homeowners, professionals and managers who serve New Jersey's community associations.

CA-PAC was created to give our members a stronger voice in Trenton by supporting candidates who support key issues important to CAI-NJ members.

Please do your part and support our 2018 “Dollar a Door” campaign. Donate \$1 per door or at least \$250.00 per year for communities and \$25.00 for individuals.

2018 A Dollar a Door Community Associations

- Cedar Village at East Brunswick
- Manors at Lawrenceville
- The Plaza Grande at Old Bridge
- The Ponds
- Union Gap Village Association
- Wildflower Village COA



CA-PAC
*Community Association
Political Action Committee*

TO DONATE TO CA-PAC, SEND CONTRIBUTIONS TO:
CA-PAC, 500 Harding Road, Freehold, NJ 07728 | or visit: www.cainj.org/capac

YES, I'D LIKE TO SUPPORT CA-PAC WITH A PLEDGE!

COMMUNITY ASSOCIATION DOLLAR PER DOOR

_____ X _____ \$ _____
Number of Doors A Dollar or More Total Pledge

PROFESSIONAL PLEDGE

_____ X _____ \$ _____
Number of Doors A Dollar or More Total Pledge

FLAT RATE PLEDGES

Business Partner \$250-\$500 \$ _____

Management Company \$500 \$ _____

Other \$ _____

Community/Company: _____

Individual Name: _____

Mailing Address: _____

City, State, ZIP: _____

Phone: _____ Fax: _____

Email: _____ Occupation: _____ Employer: _____

Employer Address: _____

City, State, ZIP: _____

Management Company Name: _____
(Community Association's Only)

DO NOT INCLUDE MY NAME OR COMPANY ON THE LIST OF CA-PAC CONTRIBUTORS

Please make your **CORPORATE** or
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- Municipal Bonding Requirements - (A1425, S3233)** - Last year, the legislature passed a law removing developers' requirements to post performance and maintenance guarantees on construction not ultimately dedicated to the municipality. While intended only to apply to shopping centers, CA-PAC is concerned that our communities could be swept into the exemptions, and will be working to correct the oversight.
- Delinquencies and Expedited Foreclosures - (A2085, S1243)** - We continue to attempt to work with the banks to maintain vacant units and assume responsibility for maintenance fees while pushing for rent receiverships as an option.
- Municipal Services / Fire Hydrant Maintenance - (A1745)** - CA-PAC is advocating for expansion of the municipal services provided to your community. Our top priority for now is passage of legislation that would ensure that your local municipal utility authority keep your neighborhood safe by properly maintaining fire hydrants, and we hope to make the cost of such maintenance fair by banning the practice of charging our associations more than their host municipalities.
- Electric Charging Stations - (A1030)** - There is National and State legislation concerning the installation of electric charging stations for existing and future common interest communities. CA-PAC will be there to make sure you have say over when, where, and if to include these stations in your communities.
- DCA Inspections - (S1150)** - This bill would reduce inspections from every 5 years to every 2 years.
- Solar Panel Installations - (A2469)** - Recent legislation proposes controls for regulation and installation of solar panels in your community.
- Insurance Deductibles - (A2439)** - Recent legislation proposes to prevent an association's ability to transfer the responsibility for a damage claim's deductible to homeowners in condominium associations.
- Snow Contractor Indemnification - (S665)** - This legislation would require snow contractors to be indemnified for any damage or injuries as a result of their snow removal/ice control operations.

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“Freezin’ For A Reason” with RCP Management, AAMC, AMO

On February 23, 2019, the RCP team, coordinated by RCP’S Chief Operating Officer, Kristina Munson, stormed Seaside Heights’ sandy shores and took “The Plunge” into freezing waters off the Atlantic Coast.

The 26th Annual Seaside Heights Polar Bear Plunge was a huge success, fundraising \$2.3 Million in support of Special Olympics of New Jersey. The RCP team raised \$2,554 in donations.

The strong-spirited RCP team’s fourteen “plungers” enthusiastically represented The Accent Group, The Falcon Group, C&L Services, and The RCP Management Company. They were among the record-breaking 7,500 participants who chose to spend their Saturday morning taking an icy dip for a great cause. ■



Chapter Trends Editorial Guidelines

- All submissions must come from and be about:
 - A member of CAH-NJ (Manager, Management Company, Board Member, Business Partner or Business Partner Employee) in good standing.
- Companies/Communities are permitted four (4) announcements per calendar year.
- Submissions are limited to 150 words.
 - Members are responsible to condense the information appropriately, as CAH-NJ will not do so. Any submissions over 150 words will not be published.

- Submissions may include (1) image.
- Submissions should not be advertorial in nature.

Please note, CAH-NJ reserves the right to edit any submissions. The chapter reserves the right to omit information as necessary. CAH-NJ has the exclusive right to refuse to publish any submissions for any reason.

For questions regarding the Chapter Trends section of *Community Trends*®, please contact jaclyn@cainj.org or 609-588-0030.

Top 3 reasons to...



SUPPLEMENT YOUR INSURANCE CLAIM

By Steve Lang, RA,
*The Falcon Group - Engineering,
Architecture & Reserve Specialists*

Maia Gilman, RA,
*The Falcon Group - Engineering,
Architecture & Reserve Specialists*

and Cheryl Rhine,
USI Insurance Services

Do you have a repair or restoration project that has come about as a result of an insurance claim? Don't tie your hands and limit your future opportunities by not having a vision in place for the future of your building. This insurance project and how you handle it now could very well set the tone for all future renovation work.

You can supplement your insurance claim with money saved or with a loan to expand the project. This could dramatically improve on the renovation you're already planning. Here are 3 reasons why that might be a good idea:

1. Time is money: you are already going through the process of interviewing Architect, Engineers, and Contractors. It will be more efficient to spend that time once, for a proper and complete job, than to do it again in a few years when you decide to spruce things up, focus on curbside appeal, or getting ready for resale. Let those professionals know you might want to do a larger project, you will have the benefit of their talents in larger scale project planning.

This can deliver high value results by being more cost-effective in the long run.

2. Ease around construction: Say you need to move out during construction or need to modify your hours of operation for a period of time. Why not get the most value from the temporary move or change, and upgrade your interior—colors, lighting, cabinetry, fixtures—at the same time? You will add value to your space and will benefit from the refreshed interior when you return. Or, you can take this opportunity to add value to your space by boosting exterior curb appeal—façade recladding, reroofing, landscaping—by spending a little more on your renovation.

3. Master planning: you might not want to do the whole renovation now, but by planning it out ahead of time with a professional, you can anticipate what future costs might be. The work can often be phased over a period of months or years, in step with your desired

CONTINUES ON PAGE 20



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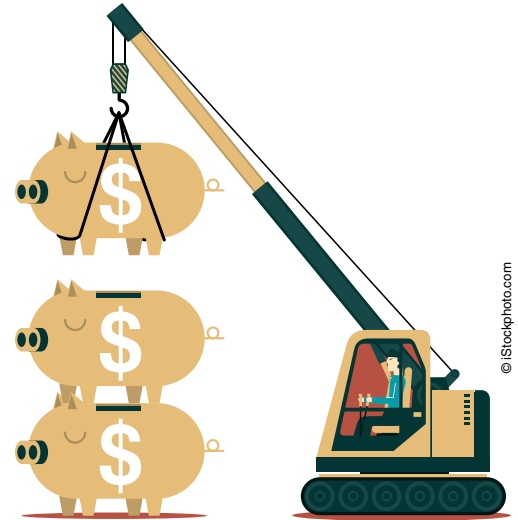
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SUPPLEMENT...

from page 18.

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"This will allow you to maximize your claim and turn a negative into a positive..."

value to your space. Whether you are planning to move or to stay long-term, this added value will benefit you and others for years to come.

Instead of taking direction from your insurance company's recommended contractor and restoring the space back to its original form, you may want to consider your options. Seek out a professional who specializes in renovation work. This will allow you to maximize your claim and turn a negative into a positive by allowing you to take advantage of the opportunity

CONTINUES ON PAGE 56

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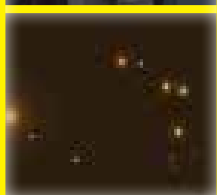
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Build Community Through INCREASED RESIDENT ENGAGEMENT

By Robert Francis,
Planned Companies



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“Communities who play together, stay together.” Engaging your residents promotes more socialization, which in turn promotes a healthier lifestyle.

Establishing positive experiences for residents is one of the most important goals that community associations should strive for. These experiences can take form in a variety of ways including, fun and engaging social events, special speakers, or something active that all residents can participate in.

When looking to develop these sorts of events it’s crucial to coordinate activities that get people laughing and working together to enhancing their overall well-being and quality of life. In fact, associations should consider creating situations that enable residents to come out of their shell. This will ultimately help generate excitement and buzz that will further increase camaraderie.

For instance, associations may consider hosting a “Meet and Greet” for new residents to make them feel welcome. With the growing importance of practicing healthy habits and living an active lifestyle. An association could bring in a guest speaker who can discuss happiness, meditation,

nutrition and more. Additional potential events could include anything from a wine and cheese party, to perhaps something on the healthier side, like a wholesome community potluck dinner.

In fact, we see the rise of many communities “activating” their amenity spaces and encouraging community sign-ups for a variety of activities. Here are some examples of how to utilize the amenity space.

Fitness Space: Everything from to yoga to Pilates to cycling and more – all of which provide an opportunity to bring health and wellness to the forefront of a community while creating bonds and new friendships.

Media Rooms: Many residential properties host movie screenings and viewing parties of sporting and entertainment events such as, the Super Bowl, the Grammys, the Academy Awards, and more.

Dog Walk Trails and Parks: Pet Friendly Buildings can encourage not only the people, but their pets, to get together through organized dog walking days and other pet events in the dog designated areas.

CONTINUES ON PAGE 34

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RESIDENT ENGAGEMENT...

from page 32.

A community may also consider tapping an outside expert or third party organization that specializes in "Community Engagement". Companies that focus on this service can tailor and deliver programming both on site, and off-site. They provide an elevated level of hospitality through amenity space activation and management which may include: exclusively, fitness and wellness programming, spa management and concierge services. They manage an array of programs including, personal

*"Communities
need to provide
a channel of
communication
where information
can be shared..."*

training, group fitness, meditation, nutrition, running/walking clubs, and more.

Community engagement can also go beyond just that of tangible events. It is significant for associations to leverage technology. Communities need to provide a channel of communication where information can be shared, which in turn will encourage participation.

Consider launching a community portal or community app. Web portals are a valuable tool in which a variety of information can be shared with residents and residents can have access to community informa-

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tion and services. Some of these services include: maintenance work order requests and services, package retrieval, dry cleaning, and other important and time sensitive messages from management. Some associations utilize community-based websites to keep residents informed and to serve as an external marketing and public relations tool for prospective tenants.

Social Media, based on its increasing popularity social media can keep residents in the loop in real time. It is through these platforms that you can make announcements and increase involvement in local events. It is a perfect way to promote things like charity events and further social awareness by motivating residents to come together for a good healthy cause (e.g. Hope and Heroes, Chron's

CONTINUES ON PAGE 36



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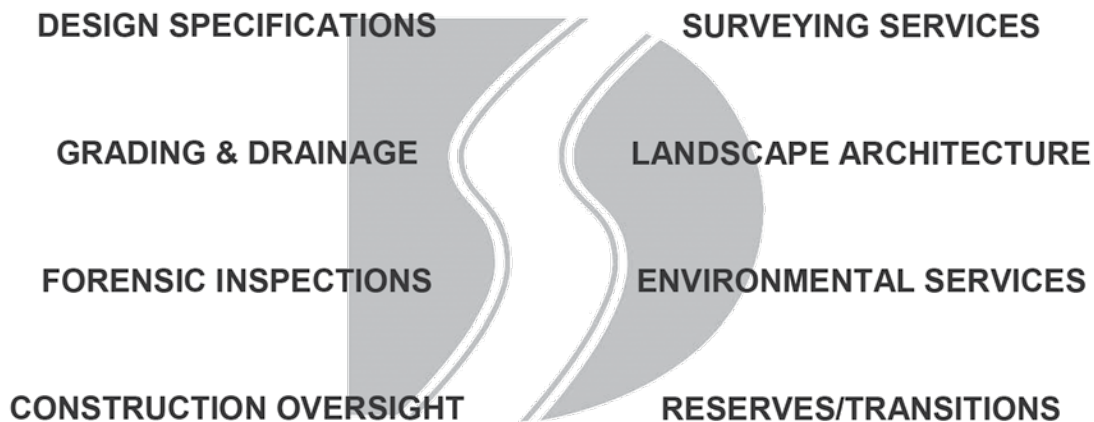
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RESIDENT ENGAGEMENT...

from page 35.

and Colitis Foundation, American Red Cross, Make a Wish etc.).

All in all, there are a plethora of fun and interactive ways associations can show residents that they care about them and their experience at a property. Positive resident experiences lead to higher retention, as those that are happy will reside in the community for a longer period of time. Additionally, if residents take an active role in their community, it will enhance and elevate their health, happiness and well-being. A win, win for all involved! ■

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Community managers, community board members, committees, homeowners and business partners join our experts for an interactive discussion on unique issues affecting high-rise communities.

Registration is complimentary for homeowner leaders and managers thanks to our sponsors' generosity.

This informative session will address issues faced by boards, community managers, committees, homeowners and business partners in high-rise communities. Our experts will be available to answer questions in their respective fields of expertise.

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- When should the police be notified? When should use of amenities be restricted? How and why to create a harassment policy, including anti-nuisance provisions.
- When should a claim be filed? What should be included in the insurance policy and what documents should be retained?
- Problems and solutions - A cheat sheet on harassment, what should be considered as inappropriate behavior and what should be documented?
- Real situations from our business partners and how these situations were resolved.

Questions for our experts? Send to Angela@cainj.org

2019 CAI-NJ High-Rise Summit Registration Form
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Fit in a Fitness Center

By Robert N. Roop, P.E.,
Lockatong Engineering, Inc.



Your fitness center is crowded, or maybe the association board has decided that owners should have improved amenities. In either case, it's time to repurpose some existing interior space or build something new to accommodate fitness equipment. For purposes of this article, we will assume shower, bathrooms and changing areas already exist in the building or are not in the scope of the project.

First, you need to determine what type of equipment and how many pieces you want to install. If you have identified a location to repurpose, existing building drawings could help to provide measurements of the space and the capacity of heating, cooling, and ventilating systems already installed. With the dimensions in hand, you could begin a preliminary discussion with a representative of a fitness equipment supplier. Find out the type of equipment suitable for the demographics of your association population. The equipment representative can provide recommendations on type and number of pieces of equipment, a preliminary layout and an equipment budget. Be careful to not crowd too much into a space. Owners will not appreciate having to squeeze through narrow spaces to move around the fitness center.

Once the equipment is identified, you can start to determine how the space will need to be modified to support the new use. Here is where you will need professional help from an architect or engineer. Start with the structure. Code specified floor live loading for the existing floor could be as little as 40 pounds per square foot. For fitness equipment, plan on floor loading to be 100 pounds per square foot. Spaces above basements, and spaces on higher floors, may well require structural modifications. Since those modifications will be expensive, the proposed project may become cost prohibitive. Increasing floor loading capacity can be accomplished by adding floor joists, but that becomes difficult if there is plumbing or HVAC ducts in the way. The easiest locations to make structural improvements are over an unfinished basement. Better still, look for a location where the floor is a slab on grade.

Next to consider is HVAC. If an existing space is proposed for use, its installed ventilation may not be suitable. The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) publishes standards for ventilation for different occupancies. An office space recommended fresh air rate is 5 cubic feet per minute per

CONTINUES ON PAGE 42

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FITNESS CENTER...

from page 40.

person. For a health club/aerobics or weight room, it's 20 cubic feet per minute per person. More outside air may very well be required in a converted space. Heating and cooling which requires substantially greater air volume could be beyond the capacity

of the existing air handlers. Then, there is humidity. Let's face it, sweaty bodies put a lot more water into the air than quiet ones. Occupied space relative humidity is recommended to be less than 65%. The cooling system must be designed appropriately to remove that water. Installing a new HVAC system dedicated to the new fitness center might be better than trying

to modify the existing HVAC system

What is the adjacent occupancy to the proposed fitness center? Will the sound of equipment next door impact them? Soundproofing is important. Fortunately, there are engineering controls and materials that can be built into walls and floors to reduce sound transmission. Sometimes, two walls with two sets of studs are the solution to prevent sound transmission directly from one side of the wall to the other. Insulation and sound absorbing sealants also contribute to reduction of sound transmission. Sound is like water: it will seep through a crack like where a wall meets the floor. Special caulks are available to reduce sound penetrating cracks and



"Soundproofing is important."

joints in building materials to isolate one room from the next.

Floors are something else. They must resist the transmission of constant noise like a treadmill running or a loud TV program, as well as the impact of weights dropped on the floor. Again, there are engineering solutions, resilient materials, and sound-absorbing insulation that should be employed. If structural modifications need to be made to the floor, soundproofing can be designed in. But again, if a slab on grade is the floor, sound is much less of an issue.

The last piece of important infrastructure for a fitness center is electric and data distribution. Many cardio devices are filled with electronic screens, controls and video entertainment. Others

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have audio ports linked to multiple large HD wall-mounted video screens. Careful planning of the distribution network and flexibility for new equipment and changing technology will be needed. Fortunately, electric power supply is more straightforward. Almost all equipment only needs standard 120V grounded receptacles. Often, the most you will require is a subpanel and feeder for fitness equipment and lighting. But be prepared for heavier electric loads if an HVAC upgrade is needed.

With a good understanding of the infrastructure needed to have a comfortable and well-functioning fitness center, you will be able to have a successful project. Next up, select the paint colors, placement of mirrors and defibrillator. You don't need an engineer for that. ■

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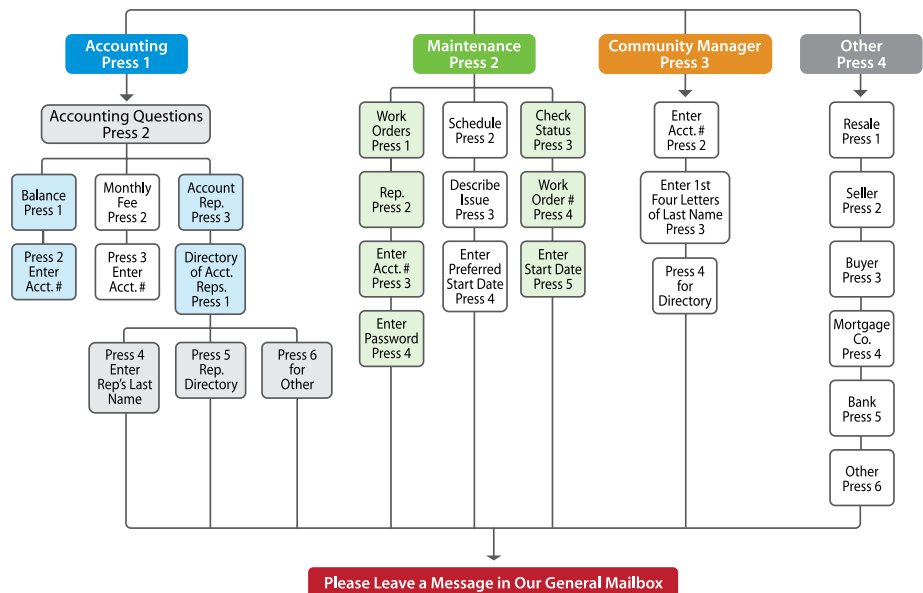
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Please list the name, community and any designations of additional registrants. If necessary, please attach an additional sheet of paper (i.e.: John Smith, Ams, CMCA - ABC Company).

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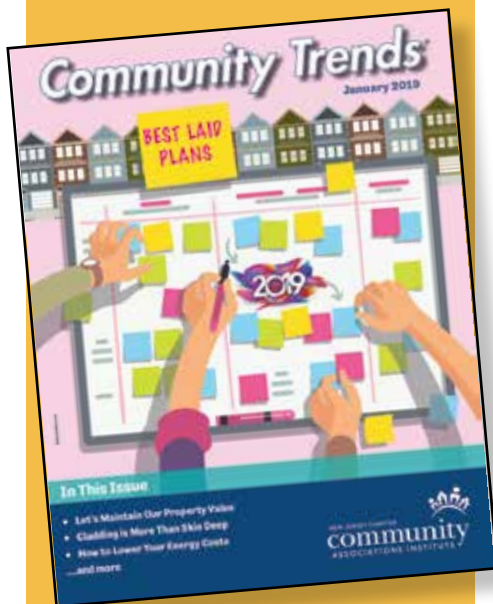
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should be directed to:**

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MANAGEMENT TRENDS

Walk the Line — A Playlist for Work Life Equilibrium

By Kristina Munson, CMCA, AMS, PCAM, CPM
RCP Management Company, AAMC, AMO

Walk the Line. Verb. 1) To maintain an intermediate position between contrasting choices. 2) To maintain a fragile balance between one extreme and another. There is only one you. You are inherently valuable. The “work” you and the “play” you need to learn how to peacefully coexist.

Working 9 to 5. Technology has certainly improved our efficiency, but it has also led to the constantly connected culture that blurs the lines between office hours and “other” hours. The fact that you can be connected 24/7 has created the expectation that you should be connected 24/7. For many people, this is the first hurdle to clear in quest for balancing life’s competing interests. By way of example: If you get a work call after-hours, do you pick it up on the first ring or let it go to voice mail? One effective method to establish boundaries is to let those after-hours calls go to voicemail. If they leave a message, listen to it and determine if it is an emergency that requires your immediate response or if it is something that can be handled during regular business hours. The more you allow people to infiltrate “your” time, the more they will expect that “your” time is their time, too. In order for others to value your time, you need to!

A Hard Day’s Night. The iconic Beatles song embodies the days that seem to go on and on, when one day blends into the next and you lose yourself in your work. Sometimes work demands more of your time. Legitimate emergencies such as fires, floods, mechanical breakdowns, etc. will come up (at the worst possible time) and throw things out of whack for a bit. That’s the business. It happens. There’s no avoiding it. In fact, it is in these crises that we learn the most, but we don’t want to stay here indefinitely. It is critical to be able to recognize when your equilibrium is off



“In our ‘free’ time, we have children, parents, pets, volunteering, sports commitments... that sounds like more work!”

in order to consciously manage the process of getting back in balance. Try an app like “Let’s Meditate” and start/end your day with some focused “me” time.

Working for the Weekend. In our “free” time, we have children, parents, pets, volunteering, sports commitments...that sounds like more work! It is just as easy to say “yes” to everything/everyone and to lose yourself in your personal commitments. It is empowering, liberating even, to learn to say “no”. Making deliberate choices as to how you spend your time will add measurable value to the quality of that time. Incorporating healthy choices and self-care into your routine will help maintain balance. You got this!

You Say. In any service industry you are likely to get ten “You need to fix this now” requests to one “Thank

CONTINUES ON PAGE 48

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MANAGEMENT TRENDS...

from page 46.

you" – some days it feels like 100 to 1! And oh, how we hold on to those "Thank you"! We send them to our colleagues like we just hit the lottery! We put them on the white boards to share with the entire office because we recognize that it is important to acknowledge that the work we do is valuable to others. However, we need to remember that our worth is not determined by what we do.

Keeping the "work" you in perspective to the "whole" you is the key to walking the line. ■

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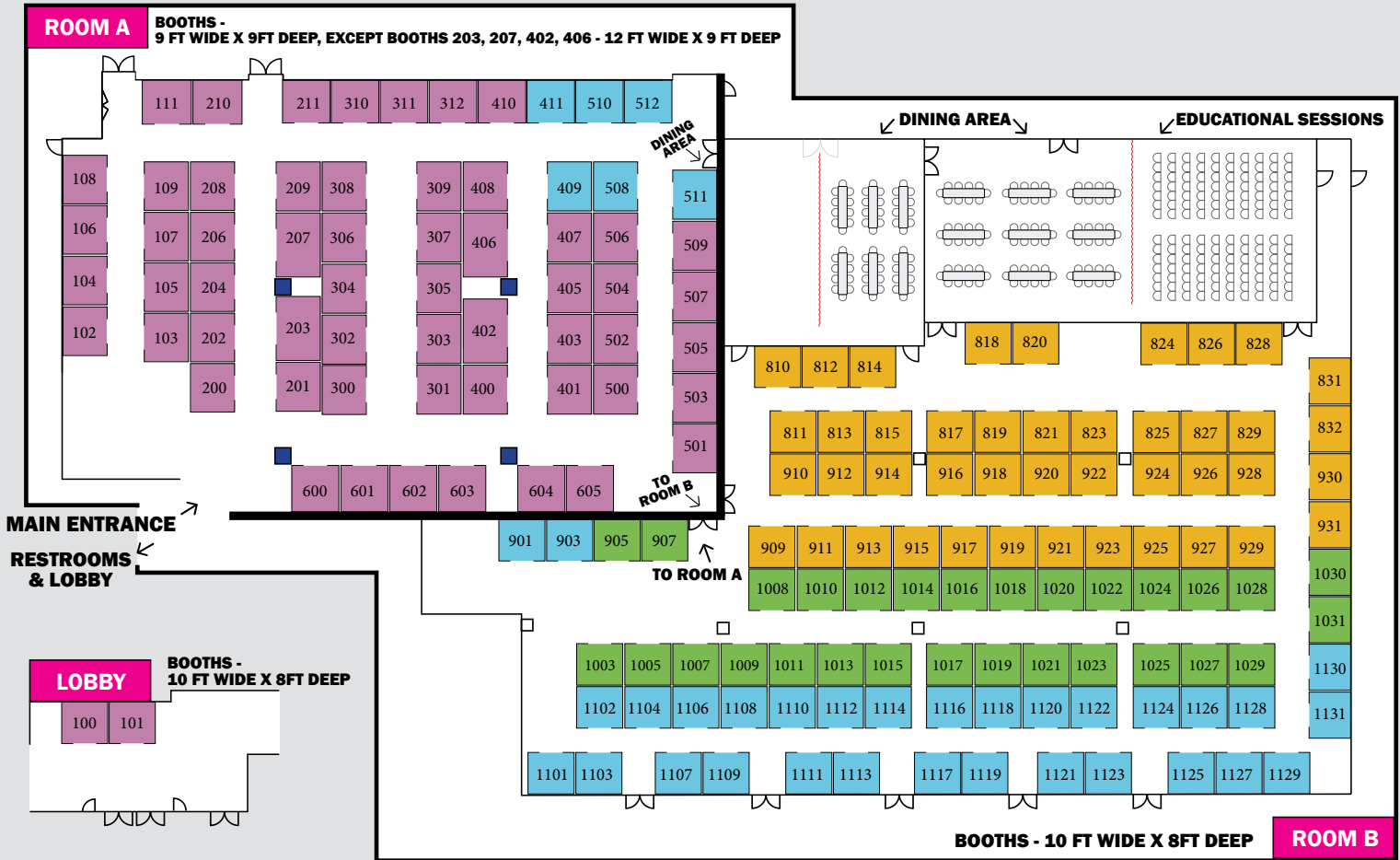
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Booth Dimensions: Room A - 9 ft wide x 9 ft deep, except booths 203, 207, 402, & 406 - 12 ft wide x 9 ft deep
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Contract for Exhibit Space: By submitting an application for exhibit space, the applicant 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 include (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, except for Managers that attend for free. Note: Exhibitor agrees to have exhibits completely set up by 5:00 p.m. on Wednesday, October 16, 2019. **Exhibit set-up will not be permitted on Thursday, October 17, 2019.** Trade show hours of operation are from 9:00 a.m. to 3:00 p.m. on Thursday, October 17, 2019. 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 trade show. Any infraction of this agreement could result in penalties, termination of your contract and denial of future exhibition rights.

Booth dimensions are as follows: Room A - 9 ft wide x 9 ft deep, except booths 203, 207, 402, & 406 - 12 ft wide x 9 ft deep and Room B and Lobby - 10 ft wide x 8 ft deep. 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 16, 2019: Refund 50% of Booth Fee.

Notice of cancellation after Monday, September 16, 2019: No Refund.

CAI-NJ may charge an administrative fee of \$250.00 for any booth that is canceled 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 trade show 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 _____
(Authorized Company Representative)

Print Name _____
(Authorized Company Representative)

Title: _____ Date: _____ Booth # _____

PLEASE SIGN & RETURN

(For CAI-NJ Use Only):

EXP: _____



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**2019 CAI-NJ Annual Conference & Expo
ADDITIONAL BOOTH REP FORM**

**Thursday, October 17, 2019
The EVENT CENTER @iPA
110 Schanck Road
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Please type or print company name in block letters exactly as it should appear on name badges and advertising signage.

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, 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.

Company Name: _____

Address: _____

City/State/Zip: _____

Telephone: () _____ Fax: () _____

E-mail: _____ Website: _____

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

Additional Booth Representatives: Business Partners \$25 Each / All Managers are FREE

Please list the name, company and designations of all attendees. (Example: John Smith, AMS, CMCA, PCAM)

- | | | |
|----------|----------|-----------|
| 1. _____ | 5. _____ | 9. _____ |
| 2. _____ | 6. _____ | 10. _____ |
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Business Partners	\$25	Total # of Additional Reps _____
Managers	FREE	Total \$ _____

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

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Payment Information:

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Mail form with check payable to:
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Freehold, NJ 07728

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

(For CAI-NJ Use Only):

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SUPPLEMENT...

from page 20.

nity to make upgrades that can save and make you money. This will also set the tone for future renovation work.

Rather than simply restoring to the minimum standards that insurance

will pay out, take the opportunity to upgrade lighting fixtures, equipment and insulation, as well as to modernize your interior space. These small upgrades can also help to reduce the building's overall energy consumption and make it more attractive to residents or tenants resulting in greater

income for the owner. These small upgrades can help to maximize your return on investment.

Where the Insurance Comes In

Depending on what type of insurance your community has in place will result in how much you are going to receive. For simplicity let's go with one of the most common coverages and assume that your property has "Single Entity" coverage. This means that the buildings including the units will be replaced back to the original plans and specifications at the time the buildings were initially constructed.

Now let's say that your community has suffered a loss and insurance is going to pay for the damage to be repaired. The insurance carrier is



going to give you an allowance for the replacement of damaged portions of the building and units with "new for old, with like kind and quality"

For example, if the hallways in your building had hardwood floors, the insurance is going to pay to replace the damaged hardwood floors with new hardwood floors. However, if there was carpeting in the hallways and you would like to upgrade to hardwood, the insurance is still only going to pay to replace the carpeting. The insurance money received to replace the carpeting can be supplemented with your own funds for the upgraded material (hardwood).

Another example: There is a fire in



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the clubhouse and the kitchen area is destroyed. It was the original kitchen from 20 years ago. The community would prefer to take this opportunity to update with a better-quality cabinet and granite countertops. The insurance is still only going to pay you to replace the cabinets and countertops as they were. However, you can supplement the insurance money that you receive and upgrade to the newer items at your own expense.

Since some of the expenses are already being included in your claim payment from the insurance it may benefit you to consider upgrading now. It pays to think ahead and to involve the architecture and engineering professionals who can help you make high-value choices that will elevate your quality of living and return on investment. ■

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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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COMMUNITY ACADEMIC INSTITUTE

2019 LECTURE SERIES

COMMUNITY ACADEMIC INSTITUTE 2019 LECTURE SERIES

MANAGING WHITE-TAILED DEER DESTRUCTION
IN NEW JERSEY

TUESDAY, MAY 7, 2019

REGISTRATION 9:30 AM | PROGRAM 10:00 AM - 11:30 AM

CAI-NJ HEADQUARTERS

500 HARDING ROAD • FREEHOLD, NJ 07728

FREE EVENT FOR ALL CHAPTER MEMBERS MANAGING WHITE-TAILED DEER DESTRUCTION IN NEW JERSEY

PROGRAM HIGHLIGHTS:

- Why are there so many deer in New Jersey?
- How does having a high deer population impact the state?
- What can be done to manage the deer problem?
- How does a deer diet change throughout the seasons?
- Suggestions on how to protect landscaping from deer damage?

DATE: Tuesday, May 7, 2019

LOCATION: CAI-NJ, 500 Harding Road, Freehold, NJ 07728

AGENDA: 9:30 am - 10:00 am: Registration & Breakfast
10:00 am - 11:30 am: Program

SPEAKERS: **R.J. Curcio** - Staff Ecologist at New Jersey Deer Control®, LLC
R.J. has years of research in deer populations and behavior which he uses to educate and resolve damage caused by deer. His background in plants, entomology, and wildlife brings a full ecological perspective to the deer repellent industry.

Pre-registration is required and attendees are strongly encouraged to register by Friday, April 26, 2019. 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 - 2019 LECTURE SERIES REGISTRATION FORM MANAGING WHITE-TAILED DEER DESTRUCTION IN NEW JERSEY

Name/Designation: _____

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City, State, Zip: _____

Phone: _____

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Email: _____

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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

CAI-NJ Members: **FREE**

Non-Members: \$25

Payment Methods:

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COMMUNITY ACADEMIC INSTITUTE

2019 LECTURE SERIES

COMMUNITY ACADEMIC INSTITUTE 2019 LECTURE SERIES

WHAT ARE THE KEY INGREDIENTS FOR YOUR RECIPE FOR SUCCESS?

TUESDAY, JUNE 18, 2019

REGISTRATION 9:30 AM | PROGRAM 10:00 AM - 11:30 AM

CAI-NJ HEADQUARTERS

500 HARDING ROAD • FREEHOLD, NJ 07728

FREE EVENT FOR ALL CHAPTER MEMBERS WHAT ARE THE KEY INGREDIENTS FOR YOUR RECIPE FOR SUCCESS?

PROGRAM HIGHLIGHTS:

- Learn how to create your own energy
- Gain perspective regarding work ethic and goals
- Take home tips for building solid rapport
- Develop a network that will continue to grow organically

DATE: Tuesday, June 18, 2019
LOCATION: CAI-NJ, 500 Harding Road, Freehold, NJ 07728
AGENDA: 9:30 am - 10:00 am: Registration & Breakfast
 10:00 am - 11:30 am: Program
SPEAKERS: Ryan Fleming - Director - Habitational Group, JGS Insurance

Pre-registration is required and attendees are strongly encouraged to register by Friday, June 7, 2019. 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.

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Please provide the full contact information for the members of your board you are signing up for membership. **One unique email address is required per board member.**

IMPORTANT: A full name must be provided for each board member due to postal service regulations and to ensure delivery of mailed membership benefits. Names such as "Board Member" and "Treasurer" or other officer positions may not be used.

ADDITIONAL MEMBER -1

FIRST NAME _____ LAST NAME _____
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FIRST NAME _____ LAST NAME _____
BOARD POSITION _____ SUFFIX _____ UNIQUE EMAIL REQUIRED _____

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CITY _____ STATE _____ POSTAL CODE _____

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***Use another sheet of paper for any additional board members up to a total of 15 for your association.**

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MEMBERSHIP CONTACT (Where membership materials will be sent):

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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)

- | | |
|--|------------|
| <input type="checkbox"/> Homeowner Leader (HL) | Dues vary* |
| <input type="checkbox"/> Manager | \$139 |
| <input type="checkbox"/> Management Company | \$425 |
| <input type="checkbox"/> Business Partner | \$580 |

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

For CAI-NJ use only:

- ___ BP
___ HL
___ MGMT
___ MGR

HOMEOWNER LEADER (HL):

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Phone: (W) _____ (H) _____

Fax: _____ (Cell) _____

E-Mail: _____

*TOTAL MEMBERSHIP DUES (as of October 2, 2017)

- | | |
|---|-------|
| <input type="checkbox"/> Individual Homeowner | \$125 |
| <input type="checkbox"/> 2 Homeowners | \$230 |
| <input type="checkbox"/> 3 - 15 Homeowners | \$295 |

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City/State/Zip: _____

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Fax: _____ (Cell) _____

E-Mail: _____

Name: _____

Home Address: _____

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Phone: (W) _____ (H) _____

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**Total Membership Dues above include Advocacy Support Fee.

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| <input type="checkbox"/> Builder/Developer | <input type="checkbox"/> Insurance Provider |
| <input type="checkbox"/> Lender | <input type="checkbox"/> Real Estate Agent |
| <input type="checkbox"/> Supplier (landscaping, power washing, snow removal, etc) | |
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LEGISLATIVE UPDATE...

from page 13.

needed significant repairs. Locust Hill is served by the Trenton Water Works, a utility owned by the city of Trenton. They accepted no responsibility for the broken hydrants, nor would they pay for the replacement and repairs. Locust Hill had to pay a private contractor over \$29,000 for the job.

But there is help in the form of the *Water Quality Accountability Act*, N.J.S.A. 58:31-1 et seq., a law that became effective October 17, 2017. This law, and the NJ Department of Environmental Protection regulations which implement it, requires every water 'purveyor' with over 500 connections to routinely inspect, maintain and repair valves and fire hydrants throughout the system they serve,

including in homeowner associations. These water 'purveyors' would include municipalities, local utility authorities, and private water suppliers. Unfortunately, many of these water purveyors claim to have been unaware of the existence of this law and the obligations it places on them.

So, if you live in a common interest community where your local utility authority or water supplier doesn't annually inspect and flush your fire hydrants, bring this law to their attention. It just may help prevent a tragedy in your community like the ones suffered in Mays Landing and Trenton.

Thanks to Paul for sharing this important and useful information.

Don't forget to attend CAI-NJ's four Legislative Update sessions this month (April 2, 9, 16 and 23). See you next month! ■

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PRESIDENT'S MESSAGE...

from page 5.

ers who can hit the ground running because they have the necessary basic knowledge. I will keep you posted on the progress.

Lastly, make sure you read our excellent articles on Health and Wellness. So important that we take care of ourselves and our communities. These articles will give you some great tips. There is also an excellent article on supplementing your insurance claim proceeds. Lots to think about.

Happy Spring everyone! ■

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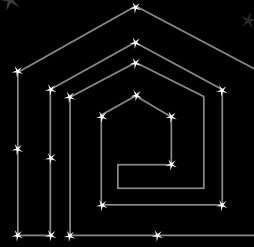
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Access Property Management, Inc., AAMC, AMO.....43
 Accurate Reconstruction 34
 Amco Pest Solutions, Inc.59
 Arthur Edwards, Inc.37
 Associa Community Management Corp.50
 Associa Mid-Atlantic, AAMC.....50
 Barcode Automation, Inc.47
 BB&T Association Services68
 Chutemaster68
 Diversified Property Management, Inc62
 DW Smith.....35
 Environmental Landscape Design, LLC74
 Executive Property Management, AAMC71
 The Falcon Group - Engineering, Architecture
 & Energy Consultants21
 Flock Safety.....71
 Frank A. Macchione – Paving Plus21
 FWH Associates, P.A.33
 Felsen Insurance Services, Inc.69
 Gutter Master38
 High Tech Landscapes, Inc.48
 Hillcrest Paving & Excavating, Inc.59
 Hueston McNulty, Attorneys at Law42
 Integra Management Corp., AAMC58
 JGS Insurance.....36
 Kipcon, Inc. Back Cover
 mem property management..... 19
 Mutual of Omaha - Community Association
 Banking & CondoCerts57
 National Contractors.....63
 NFP Property & Casualty48
 Premier Management Associates, AAMC41
 Prime Management, Inc.....57
 Popular Association Banking.....43
 Productive Painting & Powerwashing.....68
 Project Support Services59
 RA Landscaping & Design, LLC59
 RCP Management Company, AAMC, AMO.....20
 RMG, Regency Management Group, LLC, AAMC ..45
 SOLitude Lake Management.....41
 Specialty Building Systems69
 Star Building Services.....70
 Taylor Management Company, AAMC, AMO.....56
 Technocality38
 USI Insurance Services35
 WilkinGuttenplan63
 Young & Associates33



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