

CAI-Wisconsin Chapter

Community LEADER

News for the New American Neighborhood

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News for the New American Neighborhood



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I was one of approximately 2,000 who attended the CAI National Conference and Exposition that was held May 9-12 in Washington D.C. The weather was beautiful, sunny and low-mid 80's but I spent most of my time inside the Marriott Wardman Park Hotel taking advantage of the many educational sessions that were offered. I learned about the impact of generational characteristics and differences in the workplace,

participated in an interactive session on being a dynamic leader, listened to a panel of experts talk about how to stay ethical in a competitive world and much more. My favorite session was titled "The Global Outlook" by Katty Kay, lead anchor of the BBC World News America. Katty is a phenomenal speaker and offered insights on where the world is heading and what the future may hold. I was thoroughly impressed with Katty and enthralled in her presentation. I also took some time to network during my time at the conference, I met many Board Members, property Managers and industry partners. I plan to attend this event next year and I hope you will consider attending as well. It will be held May 15-18, 2019 in Orlando, FL. It really is worth the time invested!

Speaking of networking, I had the best time at the 13th Annual CAI-WI golf outing on Monday, June 25th. The

River Club of Mequon is a beautiful course and the weather was gorgeous. The golf outing provides a relaxing and fun environment to connect with others who share similar interests in community management. It is a best ball tournament so even a golfer with my skill level (or lack thereof) can participate and have a great time. I want to thank everyone who participated in this great event, especially Rob Arent and the Golf Outing Committee Members who did an outstanding job! For those of you who did not attend please consider this a personal invitation to come out and join the fun next year.

Please consider taking advantage of some of the upcoming educational or networking opportunities that CAI-WI offers. August is a great time to visit Door County! While you are there you could attend the Legal Seminar at The Log Den in Egg Harbor Board Members and property managers will have a unique opportunity to learn about emerging trends in condominium law as well as the "nuts and bolts" of running and managing an association. Q&A will follow the discussion.

I encourage you to browse through this magazine and our website, www.cai-wi.org to see all of the educational opportunities that are available.

Lisa Komppa

Lisa Komppa
CAI-WI President

*"No other investment yields as great a return as the investment in education.
An educated workforce is the foundation of every community and the future of every economy"*
- Brad Henry

CAI-WI - Door County Legal August 17, 2018 1:00 pm-3:00 pm



The Legal Seminar presents a unique opportunity for Board members and property managers to learn about emerging trends in condominium law as well as the "nuts and bolts" of running and managing an association.

This year's seminar will begin with a moderated panel discussion on several topics, including: Collections, Fair Housing, Rules Enforcement, Rental Restrictions, and Insurance.

The speakers will discuss each of the moderated topics for a few minutes. The seminar will conclude with an open Q&A for attendees to ask questions not addressed during the moderated panel portion.

The Log Den
6626 WI Hwy 42 • Egg Harbor, WI 54209

Registration closes
Wednesday, August 15 at 5:00pm

Register at www.cai-wi.org

SUMMER SAFETY AND RISK MANAGEMENT

By Terry Maloney, Robertson Ryan & Associates, Inc.

It is important to recognize and minimize the potential hazards associated with summertime activities and the exposures that exist for condominium associations. A few precautions can help protect the association from serious losses, and provide a safe and comfortable environment for unit owners and their guests.

Grilling

America has a fire problem. According to recent insurance statistics, fire caused more than \$1 billion in direct damage to



multi-family structures. Nearly 4000 people were injured in multi-family fires, and 440 people perished as a direct result of more than 90,000 multi-family fires across the United States. That's no mistake – on any given day, nearly 250 multi-family fires are reported across the U.S.

As the weather begins to heat up across the Midwest, one of the main causes of these fires – grilling- begins to rear its head. Nearly 8,000 fires involving grills are reported each year, and they are largely due to unsafe usage habits. Of the many dangerous practices, the biggest danger comes when grills are used to close to a structure.

The following safe grilling tips will help ensure the safety of unit owners and guests:

- Grills should NOT be used on balconies or decks.
- Grills should be used a minimum of 20 feet away from any building, deck,

building eave, or overhead tree branches.

- Keep the grill clean by removing grease and fat buildup.
- Never leave the grill unattended.
- Use the grill outdoors in a well-ventilated area.
- Have a fire extinguisher ready nearby.

Swimming Pools

Using swimming pools and spas involves a certain amount of risk, but a day at the pool or an evening in the spa should be safe and fun for everyone. You do not want an accident to spoil the good times patrons have come to expect. Fortunately, most accidents can be prevented, but it takes a great deal of responsibility and diligence on the part of the condominium association.

Managing a swimming facility is complex. In spite of the hazards associated with a recreational pool, you can maintain a safe operation by following these guidelines:

- Teach staff to recognize hazards during regular safety checks throughout the day.
- Enforce pool rules and regulations.
- Purchase necessary emergency equipment and properly train staff to use it.
- Maintain the facility in top condition.
- Follow all applicable state and local regulations

Ponds and Lakes

A feature on many condominium associations is a lake or pond. A lake or pond may have been created on a property for flood control, water retention and run-off. Some lakes or ponds may be naturally occurring on a property; others are created, or built for aesthetic or recreational purposes such as swimming or boating.

The intended use of a lake or pond can have a significant impact on the associated hazards, necessary maintenance and applicable risk management control measures.



A lake or pond intended for swimming, for example, should require water testing/treatment, the presence of appropriate water rescue equipment and potentially on-duty life guards.

All lakes and ponds may potentially be used for recreational purposes at some time or another contrary to the intended use of the property owner. Unauthorized boating, fishing, and other similar unintended activity on or near lakes or ponds is a fairly common occurrence and may result in potential liability to the condominium association.

Location and intended use are the primary factors that will determine the security measures necessary to mitigate potential liability associated with a lake or pond. A retention pond on the property may pose an "attractive nuisance" to children. A swimming beach at a local lake can attract older teens during overnight hours. A condominium complex may have multiple lakes or ponds for aesthetic purposes with frequent recreational use by residents.

The security plan for each individual property should be developed after careful consideration of potential intended and unintended uses. A plan may include physical barriers such as fencing, exterior lighting, security patrols, video surveillance, and prominently displayed warning signs.

The most common security measure is posted warning or no trespassing signs. Simple messages such as "no boating, swimming, fishing," "private property – no trespassing," and other similar signs displayed around the perimeter of the lake or pond may be sufficient in keeping people away.

The presence of a lake or pond on a property increases the liability risk associated with that property. By taking steps to reduce the attractive nuisance,

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maintaining security and maintaining the property in general, the condominium association can reduce the potential risk of owning or operating a lake or pond.

Playgrounds

Playgrounds pose unique liability hazards. Faulty equipment, improper surfaces, and unsupervised children can lead to an unforeseen visit to an emergency room, and may result in a lawsuit. The following safety precautions can help eliminate and control potential liability:

- Eliminate equipment that can entangle, impale, or entrap a child.
- Check for broken equipment and make sure they show no signs of weakening, splintering, or rusting.
- Rubber surfacing mats and tiles that are safety tested should be mandatory.

For more information on playground safety, visit the U.S. Consumer Product Safety Commission website at www.cpsc.gov and search playground safety.

Fireworks

According to the National Fire Protection Association (NFPA), fireworks lead to thousands of injuries requiring emergency room treatment each year. Fireworks devices can burn up to 1200 degrees Fahrenheit and can cause burns, lacerations, amputations and blindness. Stay safe by always leaving fireworks to professionals. The NFPA offers these helpful safety tips:

- Stay back at least 500 feet from professional fireworks displays.
- Treat all fireworks, weather legal or illegal for consumers, as suitable only for use by trained professionals.
- If you find fireworks, do not touch them but instead direct authorities to them.
- Leave any area where amateurs are using fireworks.

Following these simple risk management tips can ensure a safe and enjoyable summer for everyone.

Terry Maloney is a partner with Robertson Ryan & Associates, Inc. Robertson Ryan & Associates is, the largest independent insurance brokerage firm in the State of Wisconsin. Terry specializes in condominium/habitational risk management and insurance. He can be reached at 414-221-0341 or tmaloney@robertsonryan.com

HELP YOUR TREES BEAT THE HEAT

FIND THE PERFECT TIPS TO KEEP YOUR TREES HYDRATED AND HEALTHY

When the dog days of summer are officially in swing, the heat sends people everywhere seeking relief in air-conditioned buildings or under a tree's shade.

Surprisingly, trees need help cooling down and recovering from the excessive summer heat, too. Unfortunately, most people don't even think about watering trees, the most valuable asset in the landscape.

Well-hydrated trees cope better with the summer's scorching heat and parched soil. But how much water do they need? And when is the right time to water them?

Most trees are sufficiently hydrated if the upper 12 inches of soil around the tree roots are soaked at least once per week. The rule of thumb is generally five gallons of water for every inch of trunk diameter. Be sure to concentrate on the "drip zone," the area directly beneath the trees' foliage.

To ensure the tree is getting just the right amount of water, follow these easy tips from Adam Passo of Davey Tree's Milwaukee, Wisconsin office.

Be on the lookout for symptoms to see if the tree needs more or less water. The signs are easy to read and will ensure optimal tree health throughout the summer's heat.

Tips for Perfect Tree Watering in Summer

- The best time to water is in the morning. Run a sprinkler beneath the tree as slowly as possible, use a drip hose, or just apply a slow trickle from a garden hose. Avoid directly irrigating the trunk of the tree, as increased moisture can create root rot.
- Tree roots are deeper than turf roots, so water about three times as long as you water your lawn to make sure enough moisture reaches the root zone. You should be able to easily insert a long screwdriver 6-8 inches into the ground.
- A Davey Tree care tip: Place a coffee or soup can in the "drip zone" and run



the sprinkler slowly until two inches of water has collected in the can.

What To Water in A Drought

With a finite amount of costly water, you can't water every flower and shrub in your yard. So what plants should be your priorities?

- "Consider sacrificing annuals in favor of trees if available water is limited," Passo advises. "Water trees first since they take decades to replace."
- Plus, if you don't water your trees, you can lose their immense benefits. In addition to their shady canopy, one, large hardwood tree creates a net cooling effect equivalent to 20 room-size air conditioners operating 20 hours a day, according to the USDA.
- Next, hydrate your lawn occasionally – even if it's brown – to avoid permanently damaging its crown. Then when conditions improve, the grass can regenerate leaves and roots from the crown.

Watering Trees in a Drought

- Before you begin watering trees, check local water restrictions, Passo advises. Be sure to comply and plan accordingly. Plus, some areas offer free recycled water for landscape use. Other regions don't limit water for trees. Know what you're working with before you start.
- Then, zero in on young trees. Because they're still trying to establish, young trees need water, or they won't survive. In a drought, deeply water young trees with 5-15 gallons of water weekly from April through October. From November to March, reduce watering to every other week.

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HELP YOUR TREES BEAT THE HEAT Cont.

- Generally, in drought, mature trees can survive with a monthly watering from April through October. The trick is to water deeply, ideally using a soaker hose, to help the water reach a depth of 8-12 inches.
- If you can spare the water, water large trees twice a month. If your tree loses its leaves, it's deciduous and may need watered monthly or not at all from November to March.
- Before you use that precious water, always check that your trees need it first.



Check Trees Before Watering

Signs of Under-Watering

- Wilted, drooping or curling leaves that may turn brown at the tips or edge
- A sparse canopy of off-color and undersized leaves, leaf scorch or yellowing
- Untimely fall color and early leaf drop

Symptoms of Over-Watering Trees

- The area around the tree is constantly wet
- New growth withers before it's fully grown
- Leaves appear green but are fragile and break easily

Fool-Proof Water Check

- Still a bit uncertain about the right amount of water? The soil around a tree's roots tells a story.
- Grab a shovel and dig down about 6-8 inches and pick up a handful of the soil. It should be cool to the touch and slightly wet—but not soaking. If the soil is re-

ally wet, it's a sign of over-watering, so cut back for a bit.

- Now, if you don't have sandy soil, roll the soil into a ball. If it doesn't hold its shape, the soil is too dry, and it's time to amp up the watering.

Other Ways to Boost Your Trees' Health

- Mulch – but do it correctly. "Do NOT build mulch into a volcano," Passo warns. "This can kill the tree as it cuts off the crown roots and decreases air circulation."
- Mulch two to three inches around the tree to reduce moisture loss and moderate soil temperature. Mulch should be pulled back 6 inches from the trunk of the tree in a saucer-like fashion.
- Feed trees with fertilizer annually to keep them nourished throughout summer's high temperatures.

Following these watering guidelines will ensure trees survive the sizzling summer heat and can continue being the most valuable asset in the landscape.

Questions? Contact Adam Passo, local arborist with The Davey Tree Expert Company, by calling 262-521-1860 or visiting Davey.com/Milwaukee.

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To learn more about our Community Association Law team, visit vonbriesen.com or please contact Attorney Adam Bazelon, Community Association Law Section Chair, at abazelon@vonbriesen.com.

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WI-FI

WI-FI ISSUES IN YOUR CONDOMINIUM ASSOCIATION OR HOA

Wi-Fi has become a necessity for almost anyone who lives in a condominium association. However, the law is often slow to evolve to new technologies and many master deeds or declarations were drafted before Wi-Fi even existed. As a result, potential legal issues related to Wi-Fi use are rarely addressed in the governing documents of community associations. Accordingly, condominium and homeowners associations should amend their governing documents or adopt rules regarding acceptable Wi-Fi use. As will be discussed below, governing documents should address both private Wi-Fi use and public Wi-Fi use within the community association.

Wi-Fi and the Governing Documents

i. Private Wi-Fi Use

Many community associations will not offer a Wi-Fi network that is used by all owners. Rather, each owner will be responsible for setting up their own wireless network. In this scenario, owners are most concerned about privacy and preventing another owner from accessing their Wi-Fi network. A relatively simple amendment to the governing documents could be added that prohibits one owner from accessing another owner's wireless service. A common example of such a provision is as follows:

Internet Use and Security. No Co-owner, occupant of a unit, guest of a Co-owner, or invitee of a Co-owner shall access another Co-owner, occu-

pant, guests or invitees Wi-Fi, internet, cable or other telecommunications signals, lines or transmissions without express written consent of that person. The Board of Directors, without the necessity of an amendment to this Section, may promulgate reasonable rules and regulations regarding the use of Wi-Fi, internet, cable or other telecommunications signals, lines or transmissions by adopting Rules and Regulations under these Bylaws.

ii. Public Wi-Fi Use

Community associations that offer a Wi-Fi network that can be used by all owners in areas such as a clubhouse or a pool should also be prepared to deal with potential liability issues that arise from open networks. Accordingly, a condominium or homeowners association that has a public network should consider adopting an acceptable use policy or rules related to Wi-Fi use. Items that should be considered when drafting rules or an acceptable use policy are as follows:

- Who can use the Association's Wi-Fi? Is it limited to co-owner or occupants of a unit? Is the Wi-Fi made available to guests? Is a password required to access the Wi-Fi?
- Is there a limitation on accessing the Wi-Fi, internet, cable or electronic devices of another co-owner or occupant?
- Is there a prohibition preventing the use of the Wi-Fi for illegal purpose?
- Does the policy prevent someone from using the Wi-Fi network to release

viruses or other damage to other networks or electronic devices?

- Does the policy prevent the transmission of abusive, profane or sexually offensive materials? Does the board of directors have discretion to determine what violates these provisions?
- Are there any limitations on the amount of time that someone can spend

on the Wi-Fi or the amount of data that can be downloaded or streamed?

- Is there a disclaimer of liability for anyone who suffers damages as a result of using the Wi-Fi network and is a user required to assume the risks of using the network?
- Is there a provision in the policy that requires someone to defend, indemnify and hold harmless the Association in the event that the Association is sued as a result of improper use of the network?

In addition to having rules and an accessible use policy, community associations should also ensure that they have appropriate insurance coverage in place for lawsuits that arise out of Wi-Fi misuse and understand potential exclusions to coverage when formulating the accessible use policy and rules regarding Wi-Fi use.

Laws applying to Wi-Fi Use

If your community association is having difficulty amending its governing documents, it may be possible to rely on other more generic provisions to enforce improper Wi-Fi access. Many governing documents will contain a general catch-all provision that prevents unlawful conduct.

Virtually every state has adopted a statutory scheme that criminalizes unauthorized access of another's computer. In many cases, a violation of the applicable state statute would also constitute a violation of the above provision of the governing documents. However, this would likely be more difficult and cumbersome to approve than simply banning access, as a condominium or homeowners association would then bear the burden of proving that all of the elements to prove the illegal activity has occurred as set forth in the applicable statute.

The Federal Computer Fraud and Abuse Act, 18 U.S.C. § 1030 et. seq. (the "CFAA") also makes it unlawful to access almost any computer in the United States without authorization. Specifically, the CFAA makes it illegal to "intentionally accesses a computer without authorization or exceed authorized access, and thereby obtains information from any protected computer." The CFAA defines a "protected computer" as being a computer:

(A) exclusively for the use of a financial

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WI-FI

institution or the United States Government, or, in the case of a computer not exclusively for such use, used by or for a financial institution or the United States Government and the conduct constituting the offense affects that use by or for the financial institution or the Government; or (B) which is used in or affecting interstate or foreign commerce or communication, including a computer located outside the United States that is used in a manner that affects interstate or foreign commerce or communication of the United States. *Facebook, Inc v Power Ventures, Inc*, 252 F Supp 3d 765 (ND Cal 2017)

In interpreting the above definition, federal courts have held that any computer that is connected to the internet and that is used in a manner that affects interstate commerce is subject to the CFAA. Accordingly, a violation of the CFAA may constitute a bylaw violation if the governing documents prohibit illegal activity.

Additionally, in cases where a community association offers Wi-Fi, and it is used to improperly access other computers, the CFAA offers a private right of action in addition to criminal penalties. Specifically, under the CFAA, “[a]ny person who suffers damage or loss by reason of a violation of this section may maintain a civil action against the violator to obtain compensatory damages and injunctive relief or other equitable relief.” 18 U.S.C. § 1030(g). The CFAA defines “loss” to mean “any

reasonable cost to any victim, including the cost of responding to an offense, conducting a damage assessment, and restoring the data, program, system, or information to its condition prior to the offense, and any revenue lost, cost incurred, or other consequential damages incurred because of interruption of service.” Id. § 1030(e)(11).

In interpreting the damages that are for a violation of the CFAA, the courts have held that attorney’s fees and costs incurred in connection with an investigation into a violation of the CFAA are recoverable.

While it is best for community associations to amend their governing documents or adopt specific rules that deal with Wi-Fi use, it may be possible to address these issues based on more general language in the governing documents if the community association can establish a violation of state or federal law. Additionally, community associations should be aware that in the event of a breach by a third-party, the CFAA provides the community association with a civil remedy and the ability to collect attorney’s fees and costs associated with investigating a violation of the CFAA.

Conclusion

As Wi-Fi continues to become more prevalent, so too will the legal issues that come with it. Condominium and

homeowners associations must be prepared to deal with potential legal issues that will arise from Wi-Fi use. Condominium and homeowners associations that have not updated their master deed, bylaws or declaration to account for potential Wi-Fi issues should consider doing so. In communities that have public Wi-Fi use, the board of directors should consider adopting an acceptable use policy as part of its rules.

Kevin Hirzel is the Managing Member of Hirzel Law, PLC and concentrates his practice on commercial litigation, community association law, condominium law, Fair Housing Act compliance, homeowners association and real estate law. Mr. Hirzel is a fellow in the College of Community Association Lawyers, a prestigious designation given to less than 175 attorneys in the country. He is also a chair of the Michigan CAI Legislative Action Committee and a member of the CAI National Government & Public Affairs Committee. He has been a Michigan Super Lawyer’s Rising Star in Real Estate Law from 2013-2018, an award given to only 2.5% of the attorneys in Michigan each year. Mr. Hirzel was named an Up & Coming Lawyer by Michigan Lawyer’s Weekly in 2015, an award given to only 30 attorneys in Michigan each year. He represents condominium associations, cooperatives, homeowners associations, property owners and property managers throughout Michigan. He may be reached at (248) 478-1800 or kevin@hirzellaw.com.



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SUMMERTIME ENERGY CONSERVATION TIPS

Summer can quickly become an expensive season, but being mindful of energy conservation can help reduce your electricity bills—and your carbon footprint. Take a look at the following suggestions to increase your energy conservation efforts and beat the heat without breaking the bank.

- **Cook dinner outside.** Save electricity by using a charcoal or gas grill to cook your favorite summertime meals.
- **Open the windows.** Instead of cranking the air conditioning on summer evenings, opt for fresh air instead. Invest in an inexpensive electric fan to circulate the air.
- **Light candles.** Since longer summer days afford more daylight, reconsider turning on the lights and

use candles instead or as a supplement. Be sure not to leave burning candles unattended, especially around pets and children.

- **Modify the AC when you're not home.** Adjusting the thermostat—even by a few degrees—when you're not home can conserve a significant amount of electricity.
- **Turn off the electronics.** Power down the television and computer to spend time with friends and family outdoors. Splash around in your community pool or have a potluck barbeque in your backyard.
- **Take a walk.** If possible, choose to walk to nearby stores and restaurants instead of driving. Early mornings and evenings are prime times for a stroll, especially in areas with hot climates.



- **Take a cool shower or bath.** For a refreshing alternative to a hot shower, reduce your hot water heater usage by bathing in cooler water a few times a week.
- **Limit water consumption.** Water the lawn every other day at off-peak times, use environmentally-friendly, disposable plate ware and utensils instead of running the dishwasher and spend a little less time in the shower.

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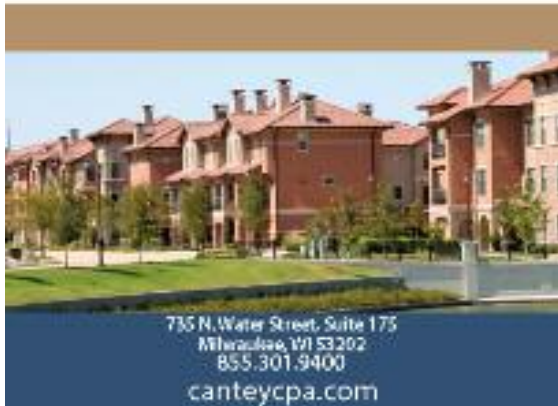
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PROTECT PETS AND COMMON AREAS

Dogs and cats can be great companions, but they also can carry fleas, ticks and parasites into your home and our community. Infestations can spread quickly through a community when flea-infested carpeting or pet bedding is disposed of improperly, when a flea-infested pet plays with your pet and when pet waste is left uncollected on common areas.

Help avoid harmful pests in your home and community with the following tips, and follow up with your veterinarian to learn more about other ways to prevent and treat outbreaks.

- Pick up dog waste in a timely fashion. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.
- Apply a topical flea and tick pesticide. Fleas lay 40 to 50 eggs a day. Unless a pesticide kills 95 percent of the fleas, you won't eliminate the problem. To do this, you need to use the products sold by your veterinarian. Over-the-counter products just aren't strong or effective enough. Monthly applications will help

keep pets healthy even when they're exposed to parasites—including mosquitos and mites.

- Always leash your pet. Although you may trust your pets to obey commands, keeping them leashed lessens the likelihood they'll be infected by other pets and wildlife.
- Keep your pet clean. Even indoor pets should be inspected for ticks and flea "dirt," which looks like pepper at the base of the coat on the skin. An occasional bath with flea shampoo is a good idea as well. Visit your local pet store or grooming facility or check online for information on bathing routines and options that are best for your pet.
- Monitor your pet's behavior. Scratching is your first indication that fleas

have discovered your dog or cat. Apply a topical pesticide immediately. Fleas, ticks and mosquitos carry potentially life threatening pathogens, so pets can experience a wide range of symptoms if infected; be suspicious of changes in behavior and discuss them promptly with your veterinarian.

- Keep the situation contained. Once you've treated your pet and your home (and possibly your yard or outdoor surroundings depending on how severe the infestation), keep the pet close to home until the problem is resolved. Wash bedding and toys that may harbor eggs or larvae in hot water. Infested bedding or carpeting should be tightly sealed in plastic bags before disposing to reduce risk of spreading to others.



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NOW IS THE TIME TO RESCUE THOSE DECKS, FENCES

As most property managers and HOA members know, Mother Nature can be harsh on our exterior surfaces. Wisconsin's frigid winters and scorching summers take their toll particularly on wooden structures such as decks and fences. Following are some tips on what can be done to reduce nature's harmful effects along with descriptions of emerging trends within the exterior wood industry.

On a 90-degree day, the surface temperature of a deck can reach 140-degrees. Knowing what products to use to treat the various types of lumber, as well as when not to treat it, are crucial components in maximizing the lifespan of your outdoor investments. First, wood should never be stained in direct sunlight on a hot day. A phenomenon known as "flash-drying" occurs when you do. Picture an egg hitting a hot frying pan - when stain is applied to a hot deck, it sizzles onto the surface rather than penetrating the wood. Thus, rather than curing slowly and evenly, the stain instantly "cooks" onto the surface. It generally will peel or fade off within the first year.



New wood is particularly challenging to treat. Pressure-treated lumber nowadays has an extremely high moisture content due to EPA regulations. The toxic chemical arsenic has been removed and instead the copper levels have doubled. This has increased the moisture content within the wood, posing challenges to those who build and stain decks and fences. New wood must be permitted to weather for 90 - 120 days prior to applying any type of stain for this reason. Also posing a challenge to anyone treating new pressure-treated lumber has been the addition of paraffin wax. To give wood temporary water repellency while it sits in a lumber yard waiting to become a deck or fence, mills began adding paraffin as an ingredient during the treatment process. This wax forms a film barrier on the surface preventing stain from penetrating. A special cleaning chemical must be applied prior to staining to break down this barrier.

Coatings manufacturers have also undergone several changes in recent decades due to EPA regulations. Gone are the highly toxic oil-based stains used in the past. Rather, water-based stains have emerged as the preferred alternative. For decks and fences previously coated in an opaque product, solid acrylic-based stains are the choice of professionals. In the



case of newer lumber or wood coated with a semi-transparent product in the past, water-based "toners" rather than stain are the ideal choice. Toners allow more of the wood grain to show through and do not require sanding or chemical stripping with each subsequent treatment.

In closing, hiring a professional wood specialist knowledgeable of changes within the industry and aware of weather conditions will ensure success in keeping your property looking new & clean. Bring on summer!

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CAI-WI 2018 ANNUAL GOLF OUTING

The 13th Annual CAI-WI Golf outing was another huge success! The River Club of Mequon once again provided to be a great site for our event with perfect course conditions and an elegant hall for all to congregate after a long day of golf. The weather was perfect so everyone could enjoy the day and we were able to snap some great photos! Hopefully most got a kick out of the "Happy Gilmore Hole" and were challenged when they got to the green.

A special thanks goes out to our event and various sponsors for making this day possible and so much fun! Here is a full list:

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Finally, we would like to thank all of those who came out to play golf, putt, or simply enjoy the buffet, drinks and company afterwards! Without your participation, our event would not be possible!

Looking forward to seeing you all next year!

Rob Arent, CMCA, AMS, PCAM
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