

CAI-Wisconsin Chapter

Community LEADER

News for the New American Neighborhood

In this issue

Building Envelope Studies

Spring Cleaning

Mold Facts

Make A Splash This Summer

And Much More...



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CAI-WI 14TH ANNUAL GOLF OUTING



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President's Message



Hello Spring!
 As a property manager I am very happy that spring is upon us. The sun is shining and we can start getting our properties ready for the summer season. Contracts should be in place for landscaping, pool service, asphalt and concrete work, and gutters and roofing repairs or replacements. If you are still in need of proposals, please refer to the CAI directory to find a qualified contractor that has experience working with associations. If you attended the Annual Conference and Trade Show

that was held on March 1st, 2019 you may have already met many new contractors that can help you "weather the storm".

Speaking of the Annual Conference and Trade Show I would once again like to congratulate the following award recipients:

- Rising Star award:** Steve Cousino, Kallie Lane and Ryan Maloney
- Association of the Year award:** Highlands of Avondale
- Committee of the Year award:** Magazine Committee, Julie Metzger and Karen Skoric
- Manager of the Year award:** Sara Moker
- Business Partner of the Year award:** Husch Blackwell, LLP
- Excellence Award:** Karen Skoric

Thank you for your service to our chapter and for your commitment to excellence!

On March 7th and 8th our Chapter hosted the M100 Course. I was super excited to see the 17 individuals who took advantage of this opportunity to attend the class. There is much to be said about taking a class in person versus on-line! Our Chapter is very fortunate to be able to offer the M202 class this October. Please check our website for more information and registration information.

In May I will be traveling to Orlando, FL to attend CAI National Annual Conference and Exposition, the only event tailor-made for community association leaders and professionals. This year I expect to discover worldwide trends and issues that are shaping today's community associations, managers, and management companies right now. I hope to learn how to apply new ideas and strategies that I can bring back to our chapter when I return.

I am looking forward to seeing everyone at the annual golf outing at the River Club of Mequon on August 26th!
 Sincerely,

Lisa Komppa
 Lisa Komppa, AMS, CPM
 CAI-WI President

CE EVENT

Paying Your Fair Share

Reserves and Financing Capital Projects



THURSDAY
May 23, 2019

9:00 AM - 11:00 AM

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This course reviews the components of a standard reserve study as defined by Community Associations Institute (CAI). Attendees will learn CAI's definition of "Adequate" Reserves and how to utilize their reserve studies to easily determine the state of current funding levels. Furthermore, this course helps management better understand the relationship between community associations and lending partners and the role each stakeholder plays in securing additional sources of funding. Lastly, this course includes a review of laws and regulations related to reserves and association loans.

This course is approved by the Community Association Managers International Certification Board (CAMICB) to fulfill continuing education requirements for the CMCA® certification. www.camicb.org.

BUILDING ENVELOPE STUDIES

WHAT ARE THEY AND WHY DO ASSOCIATIONS NEED THEM?

By John Hershey, AIA, LEED AP, RS

Let's begin with what a Building Envelope Study is not. It is not a Reserve Study. In general, a Reserve Study is an evaluation of all the physical components of a Community Association in conjunction with an evaluation of the funds required to perform capital improvements as needed to maintain the physical components of the Association. These physical components may include site pavement, common building mechanical systems, siding and roofing as indicated in the Association's Declaration. All Community Associations should have a Reserve Study as a financial planning tool, and they should be updated periodically.

So, what is a Building Envelope Study? Wikipedia's definition of a building envelope is, "the physical separator between the conditioned and unconditioned environment of a building including the resistance to air, water, heat, light, and noise transfer". A Building Envelope Study may go by various titles, but what matters is that its focus is on the exterior wall and roof assemblies of one or more buildings in a Community Association. This type of study may evaluate the entire building envelope or only a portion of the building envelope depending on the purpose of the evaluation. Examples of Building Envelope Studies; also called Evaluations, can be one or any combination of the following:

- Wall Siding Evaluation
- Exterior Brick Wall Cladding Evaluation
- Window Evaluation
- **Roofing Evaluation**
- Attic Ventilation Study
- Gutter and Downspout Capacity Study
- Structural Evaluation of the Building Foundation
- **Water Infiltration Study**
- Building Envelope Study for Sound Transmission

What is the Purpose of these type of Studies?

The need for a study such as these typically falls into one of two categories.

Either there is an immediate need to address an issue or the Association is being pro-active to evaluate potential options for future capital improvements to the building envelope.

Let's consider what different purposes a **Wall Siding Evaluation** might address:

1. Your Association may be twenty years old with Cedar siding on all the buildings. In the past few years, your Association has been repairing the siding on an as needed basis but the costs for repairs continue to escalate each year. The Association Board Members now start to wonder if it would be worth it to just replace all the siding now or keep repairing it. This is similar to the kind of decision many of us struggle with when deciding whether to keep our current car which no longer has loan payments but has the need for more frequent repairs or buy the new shiny car with the monthly loan payment and with the certainty that it will start up the next morning.

The Community Manager may then suggest to the Board that he or she can solicit contractors for bids to replace the Cedar siding or that it may be better to have a professional perform a detailed Evaluation. As part of a Wall Siding Evaluation the professional can give an opinion of the condition of the current siding. A greater value to the Association would be for the professional to do a cost analysis of ongoing repairs versus complete replacement and the timing of the decision relative to the available finances of the Association. Beyond this assessment, maybe the Association would be interested in knowing what other products are available along with information about the product costs and estimated useful life span. With this type of Evaluation, or Study, the Association Board now has the knowledge it needs to make an educated decision based on various financial scenarios, aesthetic implications, etc.

2. Maybe the appearance and condition

of the siding is very good. However multiple residents are notifying their Community Manager that they are now noticing water damage to the gypsum board finish at the inside of the exterior walls of their Units. The Manager may contact their local professional to evaluate the exterior walls in an effort to determine the cause of the water leaks. The professional may be able to determine the cause based on observation of the construction details at the exterior or may need to perform water testing to identify the path of the water infiltration. Upon further review the professional may recommend that a portion of the siding be removed to evaluate the installation method and condition of concealed wall components, such as air infiltration barrier and flashings.

As you can see in the two examples above, the purpose of a Building Envelope Study may differ from one Association to another.

Why do we need an Architect or Engineer to do an evaluation verses going straight to a contractor?

Let's use the example of a resident who notices a water leak in their Unit. The Unit Owner calls the Community Manager to say they have a leak in their ceiling near the outside wall. The Manager's goal is to satisfy the resident in an efficient and timely manner by rectifying the issue. It is human nature to contact the entity that appears will be able to fix it the quickest. In this case, the Manager calls a roofing contractor because the resident said the leak is at the ceiling. The roofer wants to be a good business partner and visits the property as quickly as possible. He climbs onto the roof and sees a couple minor issues which he takes care of on the spot and submits an invoice for a small cost. Everyone is HAPPY! One week later the Manager gets a call from the same resident who says she is getting a leak in the same spot. Using a sense of deductive reasoning the Manager concludes the water must be coming from the above balcony or the exterior wall when it rained. This time

the Manager calls a carpenter, or a mason, or a window installer who fixes a small area relative to the component they specialize in selling and installing. I have been called to assist on similar issues many times and often weeks or months after the issue first started. The difference is that the professional does not sell shingles or siding or windows. It is their expertise that allows them to look at the whole building envelope to determine the source of the water infiltration....which might not even be coming from the outside.

So why didn't the Community Manager call the Architect or Engineer first?

When an immediate need arises, such as a water leak, it usually triggers the issuance of a work order. With the contractor being contacted first, they will typically visit the property and if it appears to be a small issue, fix it on the spot for a small fee, possibly under \$500. Most Managers are authorized to generate this type of work order without Board authorization for each situation. The catch is that the real issue may not get resolved and the problem may continue for weeks or months thus causing greater damage and irritation to the Resident. In this scenario the Manager's initial effort to be timely, efficient and cost effective has not gone according to plan.

Although, not every issue requires the expertise of an Architect or Engineer, in cases such as this, it may be more effective and time friendly to get the Board approval for the professional's fee to perform the initial evaluation. In addition to a site visit to evaluate the condition, a professional typically will include a subsequent Report that identifies the cause and gives recommendations on one or more options to use as a guideline for corrective actions. The professional should be able to provide an objective opinion of probable cost for replacement of the components or repairs to the components depending on the issue being evaluated.

Why is it in an Association's best interest to request Building Envelope Studies?

Being a Board Member of a Community Association is a big responsibility. The fiduciary duties of Community Association Board Members require each member to act in the best interest of the Association. To meet the duty of care, a Board Member must make informed decisions. These informed decisions might require research before action or voting on an Association matter. A Building Envelope Study will help the Board and Property Management make informed decisions as to the best course of action for repair or replacement of building components.

John Hershey is an Architect, a Reserve Specialist and an Educated Business Partner with CAI. He is also the President of J. Hershey Building Consultants with multiple locations throughout the U.S.



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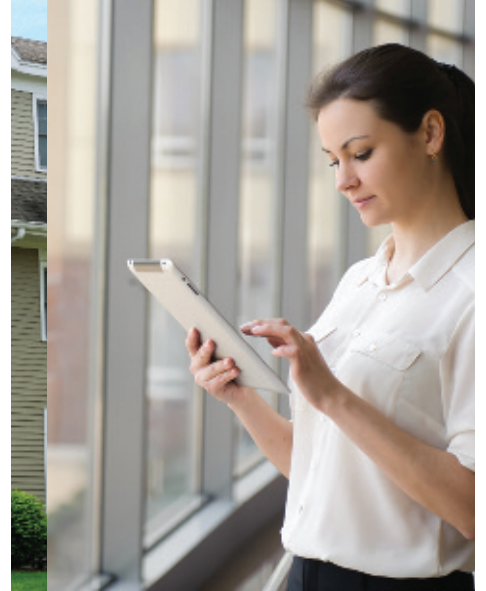














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