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## Directors Choice, LLC Newsletter

### June 2011 Tip of the Month

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**Issue: #10**

**June/2011**

**Dear Janet,**

This is the tenth in our series of monthly tips for Association Directors and members. If you missed any of our previous publications, please feel free to visit our web site where we have all of our tips saved. You can click on the "Previous Tips" button in the box to the left to be re-directed to that section of our web site.

This month, we are excited to have an article from MyEnviro.com in our "Vendor Spotlight" section. If you have seasonal residents in your community, this is the product for you! For a very small monthly fee, they will put sensors in your residence to monitor the temperature and humidity in your home while you are away. They can even detect power failures and floods and will send you an emergency alert message if something goes wrong. You can click on their logo to be re-directed to their web site to learn more about them.

We hope you continue to find these tips informative. If you have a topic you would like discussed, please feel free to contact us- we would love to hear from you! Thanks for reading!

#### **TIP OF THE MONTH**

##### **Collections 801**

It has been our experience  
that while the banks may be

aware they have a balance due to the Association, they opt not to make any payments until they have a contract pending.



Of course, you know they should be charged late fees and interest on all the amounts due until they pay. Have you thought about violations as well? Did the previous owner leave their trash cans out? Did the bank change the door handle so it is different from all the rest of the handles in the community? Are the screens torn? If you are sending violation notices to the responsible owners in the community and are levying fines against them, you can (and should) do the same for that bank-owned unit.

Furthermore, if they refuse to pay, send them to the attorney to have a lien filed. They will be responsible for legal fees incurred for this. Your attorney can also foreclose on the unit and take it from the bank- removing the mortgage! While we have never seen an association actually take a unit from a bank it is possible and while you probably won't get the unit free and clear of a mortgage, the bank will make their payment. They will have to pay all those pesky legal fees as well. Hopefully they will learn your association is a force to be reckoned with and will not make late payments in the future!

Be sure to confirm everything with your attorney.

## HURRICANE PREPAREDNESS

### What to do for your Pool

Pam Howard is one of the owners of Directors Choice, LLC, and is also a Certified Swimming Pool Contractor. She has over 35 years of experience in constructing and maintaining commercial and residential swimming pools. She is happy to provide the following information regarding preparing your pool for a hurricane:



Once you have received a hurricane warning and you know a hurricane will hit your area within the next 48 hours, here is what you need to do for your pool:

1. Close the Pool- the pool should not be re-opened until after the storm has passed, power has been totally restored, debris has been removed, all equipment is functioning properly, and the water has been chemically balanced.
2. Turn off all the breakers to all electrical components. Breakers should not be turned back on until full power has been restored to the entire community and all electrical equipment has dried out completely. Power surges directly

following the storm can burn up your expensive equipment. If a motor that has been submerged in water is allowed to dry completely before restarting, there is a chance it will function without damage.

4. Remove or secure any loose items such as patio furniture, ash trays, etc. The pool should be used as a last resort for storing these items. These items can damage the finish in the pool or can be damaged themselves by storing them in the pool.

5. DO NOT DRAIN ANY WATER FROM THE POOL. An empty pool will float just like a ship causing total destruction of the pool, including damage to the deck, a very costly repair. An empty pool will NOT stop a storm surge.

Please feel free to contact us if you have any questions. You can also click on the picture above to be re-directed to the Hurricane Preparedness section of our web site. There are a lot of great resources there to help you prepare your home and your community.

## VENDOR SPOTLIGHT

### MyEnviro.com

Our family moved to Naples, FL from Auburn Hills, MI on July 4th, 2004. First Hurricane Alex and then Tropical Storm Bonnie threatened the area in August of 2004. While it was scary as we had never experienced this type of threatening weather, it did not compare to when Hurricane Charlie actually hit South West Florida later that month. We had little preparation time, so shutters were made from plywood, our house was lit with candles, and the entire family marveled at the sights and sounds coming from outside of our new home. Being that we just moved, we did not want to evacuate and come back to find our house destroyed, so it was a mutual agreement to ride it out. However I did threaten to move back up North if our house didn't survive.



Years later, we rode out Hurricane Wilma. This time we had steel hurricane shutters, a generator and had time to stock up. Yet, riding out a hurricane did not pay for itself. After investing in drinking water, canned foods, batteries, radios, lanterns, gas for the generator and other small items, the bill was substantial. Not to mention the anxiety we had in risking the lives of our children in the storm.

The Most effective way to stay safe during a hurricane is to evacuate. But after you have fled, how do you know if your house has survived the storm?

These situations we experienced as a family and our background in the computer industry got us thinking about a solution. Our parents had experienced a flood in their basement due to sump pump failure twice in Troy, MI when they were visiting their Naples, FL home. Thousands of dollars were spent the first time on replacing everything down

to the floors and walls. All of this process had to be repeated three months later. We won't even talk about the smell or the insurance costs. When they investigated ways to monitor their home while absent, all options were costly. They ended up going with a phone based system for almost \$1000. Yet they always wondered whether or not the system was working due to having the same issue twice and they had no way of checking.

All of these similar experiences came to a head when five years later, we came back from a vacation to a hot, smelly, stuffy house where the air conditioner had failed. We decided that was "the straw that broke the camel's back". My husband had been talking for quite some time about the system used to monitor computer server rooms. He wondered if he could have the manufacturer take that same technology and modify it for a homeowners use. It would have to be something an average person could install themselves and it should not cut into the family budget. The solution we came up with was The MyEnviro.com messenger.

The easiest most affordable way to monitor environmental conditions in your home from a distance is by using the MyEnviro.com messenger. It monitors the power, temperature, and humidity of your household through the internet. It can detect water as well, notifying you through email and text messages. You can check your on-line account any time, giving you peace of mind wherever you are. It's easy to install - just plug it in to your active internet connection, register on-line and go. It's that simple. With a cost break down of .33 cents per day for the messenger and on-line monitoring, it's a very affordable option.

If there is a discrepancy in temperature or humidity limits that you set yourself, up to ten people will receive an email or text message. The system checks every 30 minutes so if it does not receive a signal, you will get a message your power may be out. When the power comes back on you will receive another message. Finally, if you order the optional water sensors, they will check every minute for the presence of water.

With the MyEnvrio.com Messenger, homeowners have the ability to leave the endangered area in the path of a hurricane, and still monitor their home every step of the way - affordably. We wish we had that option years ago. Call 239 963 5703 for more information or check out our website at [www.myenviro.com](http://www.myenviro.com).

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**Directors Choice, LLC** is a Naples, Florida based Community Association Management company working with condominium and homeowners' associations. We provide a full range of financial, consulting, and management services to our clients.

If you feel we can be of service to your Association in any way, please do not hesitate to contact us.

**Sincerely,**  
Janet Howard

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