



WinonaGram

Winona Lakes Property Owners Association

Winter 2018/2019

President's Message

by Jeff Reichl, WLPOA President



I hope this message finds you well! There are many exciting things that have happened since my last message. I am pleased to announce and congratulate the following new additions to our Board of Directors: Judith Wiegand, Toniann Rasulo, Patrick Nietz, William Maine, David Lewis, and Michael Tomaseck. These individuals took office at our Annual Elections Membership Meeting on October 20, 2018.

In addition, the Board of Directors held its annual Reorganization Meeting in open session. Our new officers for this year are: President - Jeff Reichl, Vice President - Michael Tomaseck, Treasurer - Judith Wiegand, and Secretary - Laura Massaro. Many owner-members have asked why they did not receive a ballot this year. The answer is because there were six available seats on the board. Since there were only six applicants, there was no need for an election, as all six were successfully seated onto the Board. We also had one candidate for the Ombudsman position. Therefore, Daniel Kutrick will be our Ombudsman this year.

I would like to personally thank John Kobiela and Franklin Smith who have served on our Board of Directors this past year. Without their commitment and assistance, we would not be in the position we are today. Both have agreed to serve on committees and continue to volunteer their time for the betterment of our Association.

Welcome to our new Community Administrator, Linda Larson. She will be in the Clubhouse Office Tuesday-Saturday from 8:00am-4:30pm. During this time the Clubhouse, office, and indoor pool will be open to owner-members.

The board approved my appointments of many owner-members to various committees at our Reorganization Meeting. There are many talented individuals residing in our Community who are eager to take Winona Lakes to the next level! My vision is to get as many people involved as possible. Together we can accomplish great things! I truly believe this new board is excited to get the ball rolling on many projects that have been neglected for years. We have already taken steps to ensure that we will be in a better financial state than in the past.

If you have questions or concerns, feel free to stop by the Clubhouse office or call (570) 588-9309 during our business hours. Also, feel free to visit our website which is updated on a regular basis www.winonalakes.org.

In closing, I encourage all owner-members to get involved and attend the monthly board meetings or volunteer on a committee. There is a committee application in this WinonaGram for anyone who is interested. I welcome this and see the many energetic and ambitious owner-members who want a positive change for a better Winona. I look forward to working with them and our new Board to make OUR community a better place to live!

The Board of Directors and the Entire Winona Lakes Staff Wish All of our Members a Beautiful and Fun-Filled Holiday Season and a Happy, Healthy and Prosperous New Year!



On October 27, 2018, we had Trunk or Treat for the kids followed by a Halloween Costume Party at the Clubhouse with lots of food, a DJ and of course lots and lots of fun! More Halloween photos on page 9...

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New Year's Eve

Monday, December 31
8:00PM – 2:00AM
Winona Lakes Clubhouse

A Winona Lakes event for the entire family!

- Hor D'oeuvres/Buffer Style Dinner served 8:30PM – 11:00PM
- Breakfast Buffet served 12:30AM – 1:30AM
- Dance the night away with our DJ
- Watch the ball drop on the BIG SCREEN

> Limited Seating - Sign up and pay by December 27.

EVENT PRICES

- Member Adult (13 and up) \$20
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(After December 27 and at-the-door (if available) = \$30 per person)



Please contact the office for more details 570-588-9309

The Young and the Rest of Us

Winona Lakes Senior Group

- Each meeting starts with coffee and desserts.
- We discuss where our monthly luncheon will be and other business.
- We plan and go on trips, have a yearly picnic, and celebrate other events along the way!
- We do community service events for our veterans and the community.

Dues are only \$5 for the entire year!

Please join us at one of our meetings on the second Tuesday of the month @ 11:00am in the Clubhouse.

Dues Reminder

WLPOA 2018/2019 Dues are now DELINQUENT

Avoid additional penalties - Contact the Administration Office to pay your account or set-up a payment arrangement. 570-588-9309



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Community Administrator: Linda Larson

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EMAIL wlpoadmin@ptd.net
WEBSITE www.winonalakes.org

WLPOA Board Meeting Schedule

Board Meetings are the third Saturday of every month at 10 a.m. with the exception of the Annual Budget Meeting and the Annual Election:

- December 15, 2018 at 10:00 a.m.
- January 19, 2019 at 10:00 a.m.
- February 16, 2019 at 10:00 a.m.
- March 16, 2019 at 10:00 a.m.
- April 20, 2019 at 10:00 a.m.
- May 18, 2019 at 10:00 a.m.
- June 15, 2019 at 10:00 a.m.
- July 20, 2019 at 10:00 a.m.
- August 17, 2019 at 9:00 a.m. - **Members Meeting**
- August 17, 2019 at 10:00 a.m. - **Annual Budget Meeting**
- September 21, 2019 at 10:00 a.m.
- October 19, 2019 at 9:00 a.m. - **Board of Directors Meeting**
- October 19, 2019 at 10:00 a.m. - **Annual Election Meeting**

Note: In the event there is a lack of quorum or cancellation of meeting due to inclement weather and/or an emergency situation, that meeting will be rescheduled for the following Saturday at the same time.

Winona Lakes Property Owners Association

Board of Directors

President.....Jeff Reichl
 Vice PresidentMichael Tomaseck
 Secretary.....Laura Massaro
 Treasurer.....Judith Wiegand
 Directors.....Oscar Woerlein
 Toniann Rasulo
 David Lewis
 William Maine
 Patrick Neitz
 OmbudsmanDaniel Kutrick

EMAIL ADDRESSES

Jeff Reichl - President.....[wlpoapresident@ptd.net]
 Laura Massaro - Secretary.....[wlpoasecretary@ptd.net]
 Judith Wiegand - Treasurer[wlpoatreasurer@ptd.net]

NOTICE: ATVs ARE PROHIBITED

Please note that ATV riding is prohibited on ALL Winona Lakes roads and common grounds. Thank you!

How the Budget is Prepared



Each year you receive a copy of the adopted budget for review and comment. A lot of work goes into preparing the budget. It's a complex activity that has to start early so the budget can be finalized and approved prior to the beginning of the new fiscal year.

Here's how we do it:

- The board and manager work together to gather all financial information we'll need to project expenses for the coming year. This could be a reserve analysis, bids for contracts, projections for utility or service increases, comparisons of past years' budget trends and many other details.
- The board also examines all sources of income-assessments, interest on investments, proceeds from concession or club operation and other types of miscellaneous income.
- The board creates a working draft by adjusting the expenses and income until they balance. This may be accomplished by foregoing certain expenses to avoid raising assessments.
- At the annual meeting you have the opportunity to ask questions regarding the budget.

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Treasurer's Message

by Judith H. Wiegand, Treasurer

What is the Financial Status of the Community?

The WLPOA Treasurer has the responsibility for overseeing the financial accounting for collection of owner-member annual fees, delinquent accounts, assessments, fines, and resale certificates; ensuring the maintenance of financial records, calculating and funding reserves based on a Capital Reserve Study; working with staff for the filing of all income tax returns as required and working with the Auditor to provide the annual audit.

As your treasurer, I will be working with the full Board of Directors and with the contracted Financial Manager, NEPA, and the Community Administrator who will also have bookkeeper responsibilities.

The Board has approved the formation of the Finance Committee and has appointed the following individuals to the committee: Judith Wiegand (Board Liaison), John Kobiela, Desiree Lewis, Jeff Reichl, Constantine Bleah, Patti Adelle, and Ed Lawler. The Finance Committee meetings will be open to all members in good standing. The Committee will meet the second Saturday of each month from 10 a.m. to 12 noon.

All recommendations from the Committee will be reported to the Board the following week for their review, discussion and action. The Board of Directors may refer items to the Committee for review and recommendations. Only Committee members vote; however, owner members who attend may participate in discussions at the discretion of the Chairperson.

Now, I am going to review with you the financial status of WLPOA. I tried to present the information and data in a way for you, the reader, to be able to follow. Knowing this information is important to every owner-member. Please mark anything you do not understand and ask me questions at: wlpoatreasurer@ptd.net.

As an owner member of the Association for over 30 years, the number of members who have not paid their dues or assessments has always been a challenge to every Board. In the past 3 years, based on the 9/30/2018 Balance Sheet for the 2017 - 2018 fiscal year, the number of delinquent accounts were:

Accounts Receivables for 2015/2016: **227** delinquent members
Accounts Receivables for 2016/2017: **287** delinquent members
Accounts Receivables for 2017/2018: **399** delinquent members

For WLPOA to be a successful community of private owners, each owner-member must meet their financial obligations. Our strength to meet our future strategic goals requires all land owners to pay their annual dues/assessments. To have only 759 owner members pay their dues is not acceptable.

The 2015/2016 annual audit which was completed in April 2017, identified the loss of cash of almost \$30,000. The previous Board of Directors initiated a forensic audit which was recently completed. This audit has been referred for a forensic investigation. When the investigation is completed, the results will be reported to the community as allowed by State Law.

The Finance Committee will be asked to review the approved 2018/2019 Budget, to specifically review budget for snow plowing, and administrative salaries needed to staff the office and employing two full-time maintenance staff. The approved budget allows for only 70% of our owner members to pay their dues! According to the most successful communities, only 5% or less are delinquent with their dues/assessments. Aggressive methods are used to obtain payments.

The Balance Statement of 9/30/2018 also reports that Cash Reserve Account has \$125,000. Why is this account so important? The Cash Reserve Account is used for future major capital expenditures. This is not an Operating Account. This account "should not be used for contingencies, nor should they be considered excess cash available for emergencies or unusual expenditures" (The Board Treasurer: Roles and Responsibilities in Community Associations, p.9). The amount of funds needed in this account should be based on a Capital Reserve Study.

The last Capital Reserve Study was completed in 2008 and according to CAI (Community Associations Institute), this study should be completed every 3 to 5 years. According to the 2008 study, WLPOA should have over **2 million dollars** in this account. The Association is so far behind in building and maintaining a reserve account.

The approved budget only allows \$10,000 from the dues to be given to the reserve account. The Association needs a new Capital Reserve Study to be completed to know the annual contribution that should be made to the Capital Reserve Fund.

What happens when excess operating funds are needed for unplanned contingencies, emergencies and unexpected utility or snow plowing increases? The Association should have an Operating Reserve or Excess Operating Fund to meet these contingencies. CAI recommends that Associations should have between 10 and 20 percent of their annual assessments in excess operating funds.

In addition, there should be a net income at the end of the year which is 10 percent of the annual assessments for Operating Fund Cash needed at the beginning of each fiscal year. When these funds exceed what is needed, the Board can vote to transfer extra monies into the Reserve Account.

Yes, we have a lot of work to do to rebuild a strong financial foundation. We must work together to have **95% or more of the members to pay their dues/assessments**. If 25% more members paid this years' dues/assessments, this would be approximately \$215,000 more dollars in the Operating Fund. Funds necessary to support administrative and maintenance staff and increase the transfer of funds to the Reserve Account. We also need to develop short-term and long-range plans to plan for increases in dues/assessments that will transform plans into actions supported by the community.

Please know that by increasing the number of property owners paying their annual dues/assessments will cover the increased costs of employing a Community Manager, providing health insurance benefits and yielding a net income to provide an Operating Cash Reserve and an increase of funds to the Capital Reserve Fund. Unfortunately, there is only \$125,000 in this fund which will cover the cost of the One Lane Bridge over the Delaware River Repair and no funds to properly cover the costs of improving the roads throughout the community.

If you have any questions, please e-mail me at: wlpoatreasurer@ptd.net or attend a Finance Committee Meeting or a Board Meeting. Looking forward to meeting and talking with you.


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WinonaGram

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Shovel Snow Safely...

from the National Safety Council

Snowmageddon, Snowpocalypse, the Polar Vortex, SnOMG! There is no end to the terms for “really big snowstorm,” and those terms came in handy, particularly during the 2014-’15 winter. Just check out snowfall totals in the Top 10 Snowiest Cities, according to Accuweather.com:

- Syracuse, NY – 117.1”
- Worcester, MA – 115.6”
- Buffalo, NY – 109.3”
- Boston, MA – 108.6”
- Erie, PA – 104”
- Rochester, NY – 96.3”
- South Bend, IN – 79.2”
- Grand Rapids, MI – 77.9”
- Providence, RI – 73.5”
- Manchester, NH – 69.7”

But with really big snow storms – and even everyday, run-of-the-mill snowfalls – comes a risk of death by shoveling. Nationwide, snow shoveling is responsible for thousands of injuries and as many as 100 deaths each year.

So, why so many deaths? Shoveling snow is just another household chore, right? Not at all, says Harvard Health Executive Editor Patrick J. Skerrett.

“Picking up a shovel and moving hundreds of pounds of snow, particularly after doing nothing physical for several months, can put a big strain on the heart,” Skerrett says.

Pushing a heavy snow blower also can cause injury. And, there’s the cold factor. Cold weather can increase heart rate and blood pressure. It can make blood clot more easily and constrict arteries, which decreases blood supply. This is



true even in healthy people. Individuals over the age of 40 or who are relatively inactive should be particularly careful.

National Safety Council recommends the following tips to shovel safely:

- Do not shovel after eating or while smoking
- Take it slow and stretch out before you begin
- Shovel only fresh, powdery snow; it’s lighter
- Push the snow rather than lifting it
- If you do lift it, use a small shovel or only partially fill the shovel
- Lift with your legs, not your back
- Do not work to the point of exhaustion

Don’t pick up that shovel without a doctor’s permission if you have a history of heart disease. If you feel tightness in the chest or dizziness, stop immediately. A clear driveway is not worth your life.

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WLPOA BOARD of DIRECTORS - NEW MEMBER RESUMES

Danny Kutrick

My name is Danny Kutrick and I have volunteered to become Ombudsman for WLPOA. My wife and I have lived in Winona Lakes for 3 years and are the proud parents of 2 small children. Before living in Winona we lived in Ridgewood, NY. As our family grew and our oldest was approaching school age we decided it was time to leave the city behind and provide our family with a better quality of life and found a lovely home in amenity filled Winona Lakes.

Little did we know the politics that were involved with an HOA. For 15 years I worked as General Manager of Customer Service & Contracts for Westwood One Radio Network. I lead a department of 12 members and it was our responsibility to collect fees, negotiate terms & help troubleshoot for 14,000 radio stations nationwide.

I am currently working as Director of Operations for a Podcast Network where my focus is on advertiser placement and audience growth. I believe that throughout my career I have acquired tools that will translate well as an Ombudsman.

I promise to be an advocate for the community. I will ensure that any action taken by the board against community members is done so honestly and fairly. I believe most disagreements can be resolved through negotiation and legal action can be avoided.

I believe the board must have a checks and balance. The money spent on unnecessary legal fees must end. Having an Ombudsman who can de-escalate situations, regularly attend meetings, and help inform members of the rules and regulations is a vital role to get this association running smoothly again.

Thank you for your time and I look forward to working hard to make Winona Lakes a better community for all of our family, friends & neighbors.



Toniann Rasulo

Hello Neighbors,
My name is Toniann Rasulo and I am running for Director on the WLPOA Board. My husband Joe and I have lived in Winona Lakes for 3 years. In that time, we witnessed how this community, with such great potential, has deteriorated before our eyes. This has motivated me to do my part and step up and help make the community the best it can be.

Prior to living in the community, I worked as an accountant for Prudential Resource Management for 4 years. After which I became a 911 dispatcher for the Yonkers Police and Fire Departments before retiring in 2013. My husband also worked for the Yonkers Police Department for 20 years and proudly served in the US Army for 15 years before retiring.

We decided to spend our retirement in the beautiful Pocono Mountains and settled in Winona Lakes. I am a proud mother of 3 and grandmother to 11.

In the 3 years that I have lived in Winona I have done what I can do to improve this community and bring its residents together. I started a Facebook group called the Winona Community Vine. This is an independent place for residents to communicate with their neighbors, ask questions and gather information. We are currently at 260 members and growing.

I also head and work with the beautification team, where we have cleaned up the community marquee entrance, the Cross Roads Garden at Alpine/Clubhouse and the Rider Memorial Garden at the mailboxes.

With the Safety team I have helped organize swim classes, CPR/AED & First Aid training. I was also able to secure a working AED machine for the clubhouse until a new one could be purchased.

I do my best to attend all board meetings, help prep and attend recreation events and help clean the clubhouse since there is no staff to do so.

I come from a generation who believed that your word is your bond, actions speak louder than words, and if you commit yourself to a task you do so at 100%. I do not take the responsibility of being a director lightly. I am committed to improving this community and bringing residents together. You have my word that if I am elected, I will do everything in my community back to where it needs to be.

There's a lot of work to be done including but not limited to: roads, plowing, finances, permanent closing of the skiing and a transparent and functioning Board. I believe that with my experience and 'can do' attitude I would represent this community faithfully and responsibly. Thank you for your time and support.



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WLPOA BOARD of DIRECTORS - NEW MEMBER RESUMES

William Maine

I've been a resident for three years now. I love living here and plan on spending the rest of my days here. If elected, my main goal would be to help manage finances and the daily management of our community. I would like to see our community become more family oriented.



Michael Tomaseck

Hello, my name is Michael Tomaseck a resident of Winona Lakes for two years, but family owned for ten years. Some of you already know who I am from attending most of the meetings or events at the clubhouse. All the way to just stopping in to say hello, checking out if things are running smoothly and to volunteer my services graciously from the heart.



With that said, I am running for Vice President for the Winona Lakes community. I'm hoping for those of you who already know who I am can understand that I love where I reside, and this is the community I have chosen to complete my career and end up, in the near future, a retiree. One of the things I loved about Winona Lakes was how the people get together and fight for their rights!

For those of you who don't know me or maybe can't put the face with my name I would like to take this time to say welcome to a new Winona Lakes Community where you now have people who care about the things that are happening around you and who will stand up for you when you cannot.

Though I understand change can be sometimes difficult I am asking you to allow yourself to be open to new ideas that can better our community for our children and grandchildren. I can say this, you will be happier then you have been in the past few years. I will only hope I can have your vote as Vice President, but you will not lose either way as all the candidates running are winners already!

Looking forward to brighter years to come in the beautiful Winona Lakes!

Patrick Neitz

In the three years we have lived in Winona Lakes, we, like others, have watched with great frustration the obstruction created by the old members of the WLPOA board. The recent removal of board members has created new opportunities for growth and development in this already-vibrant community. And so with an opportunity to serve on the board, I would call on my strong administrative background and the interpersonal skills I have cultivated and refined over my 20 years as a design professional and small business owner.



I possess a strong commitment to team building and project management, as well as a passing knowledge of employment and labor law. And after attending nearly every meeting of the board for the last three years, I am all too familiar with the issues and budgetary challenges facing the residents of Winona Lakes.

In our previous residence, I was very active in the tenant's association of our 81-unit apartment building and was involved with groups that worked to develop a strong sense of community among neighbors. I look forward to working together with the rest of the board toward making Winona Lakes a wonderful place to live for all of its residents.

Judith Wiegand

Living in the Winona Lakes Community should be opportunity to make new friends for yourself and for your children, and an opportunity to enjoy the recreational amenities of the clubhouse, outdoor and indoor pool, the tennis courts, children's playgrounds, and fishing the lakes. Every homeowner should have access to good roads that are maintained throughout the year. No homeowner should not feel safe within the community. The community should have a full time Community Manager and a full-time maintenance staff.



The governing Board of the Association is responsible to the members of the community. Every homeowner should have their voices heard. To ensure all this happens, all board meetings should be open to the members. Only legal, personal, and sensitive member matters should be discussed and voted on in closed session. All committees should be meeting monthly prior to board meetings with all chairpersons reporting with written findings and recommendations to the Board for their actions. There should be open discussions among Board members at the monthly meetings.

I have previously served on committees, including Finance, Management, Roads and Architectural. I have also served on the Board for two terms and held the office of Treasurer. I served on the Board when we approved both an annual plan and long-range strategic plan, plans that were presented to the members in a special meeting for the members to ask questions and to make recommendations. The future of the community is everyone's responsibility. I will listen to every member for their ideas, any concerns that they may have affecting their property, and all suggestions to improve amenities and recreational activities to benefit everyone.

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✓ INSTALL A MESH SCREEN CAP OVER THE TOP OF THE CHIMNEY. CALL A CERTIFIED CHIMNEY SPECIALIST TO INSPECT AND CLEAN YOUR CHIMNEY OR WOOD STOVE ANNUALLY.

FLUE

✓ USE A STOVEPIPE THERMOMETER TO MONITOR FLUE TEMPERATURE.

FLUE

✓ AIR INLETS SHOULD ALWAYS BE KEPT OPEN.

MESH GATES

✓ WHEN THE GLASS DOORS ARE OPEN. CLOSE THE MESH SCREEN. IT WILL HELP KEEP EMBERS FROM ESCAPING.

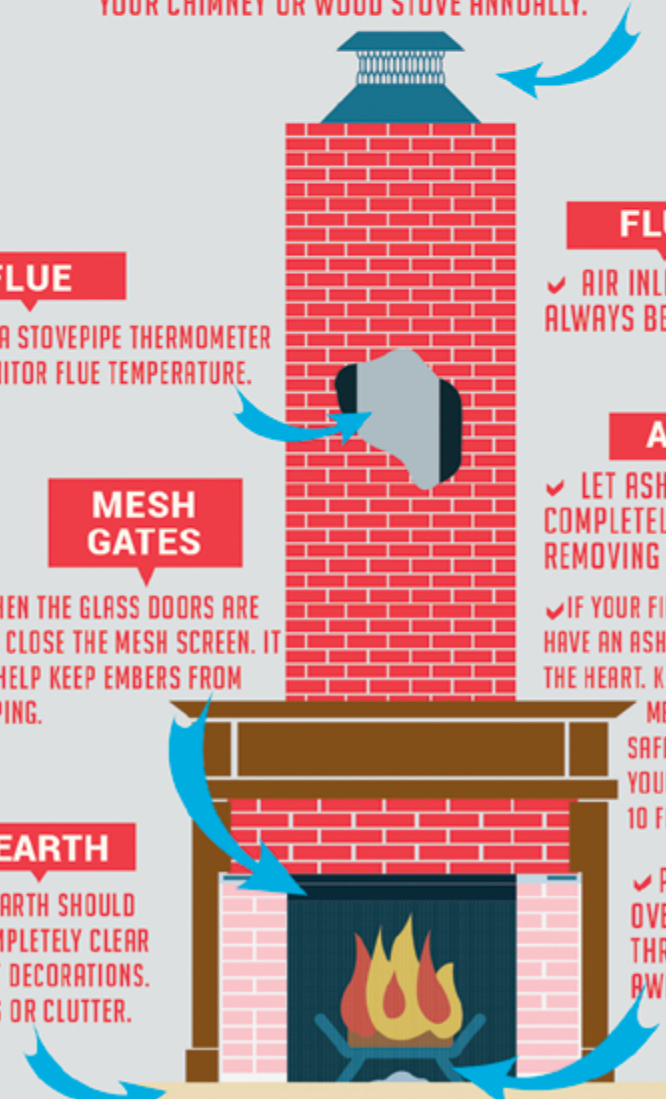
ASHES

✓ LET ASHES COOL COMPLETELY BEFORE REMOVING THEM.
✓ IF YOUR FIREPLACES DOESN'T HAVE AN ASH PIT CONNECTED TO THE HEARTH. KEEP ASHES IN A METAL CONTAINER A SAFE DISTANCE FROM YOUR HOME - AT LEAST 10 FEET.

HEARTH

THE HEARTH SHOULD BE COMPLETELY CLEAR OF ANY DECORATIONS, DEBRIS OR CLUTTER.

✓ POUR WATER OVER ASHES BEFORE THROWING THEM AWAY.



Halloween 2018

October 27, 2018



Winona Lakes Property Owners Association

Committee Application

First Name: _____

Last Name: _____

Section: _____ Lot: _____

Address: _____

Primary Phone: _____

Primary Email: _____

Committees

The committee base of any community is the most important advisory body which provides the board with support for the making of policies, setting community direction and confirming community needs.

Committee(s) you would like to join (please ✓):

- | | |
|--|--|
| <input type="checkbox"/> Architectural | <input type="checkbox"/> Finance |
| <input type="checkbox"/> By-Laws | <input type="checkbox"/> Maintenance/Roads |
| <input type="checkbox"/> Communication | <input type="checkbox"/> Management |
| <input type="checkbox"/> Election | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Ethics | <input type="checkbox"/> Safety |

*The President appoints all committee members subject to board approval.
All committees are limited to six members, except Recreation which is unlimited.*

Clothes Dryers: Reduce the Danger

Did you know that dryer lint dust is highly flammable? It is the cause many house fires. There is a huge amount of information regarding lint dust and how flammable it is, but for now we will outline how to possibly avoid this potential danger in your home.

According to the U.S. Fire Administration (FEMA) there are thousands of clothes dryer fires reported each year causing death, injuries and \$35 million in property loss. The leading cause of home clothes dryer fires is failure to clean them (approx. 34%)

Dryer/Dryer Vent Maintenance:

- Clean the lint filter before and after each load of laundry. Clean the back of the dryer where lint can build up. In addition, clean the lint filter with a nylon brush at least every 6 months or more if it becomes clogged;
- Clean out the vent pipe every 3 months;
- Inspect the venting system behind the dryer to ensure it is not damaged or restricted;
- Make sure the outdoor vent covering opens when dryer is operating;
- Replace coiled-wire foil or plastic venting with rigid or non-ribbed metal duct;
- Have gas-powered dryers inspected for leaks (annually);
- Check regularly to make sure that no insects or small animals established nests causing a blocked outside vent;
- Keep area around clothes dryer free of all flammable items;
- If you will be away from your home for extended time, unplug the dryer.

Dryer Don'ts:

- Don't use dryer without a lint filter. If damaged, replace it;
- Don't overload the dryer;
- Don't dry anything containing foam, rubber, or plastic (example: a bathroom rug with rubber backing);
- Don't dry anything that has come in contact with anything flammable (example: alcohol, oils, gasoline, etc.);
- Don't leave a clothes dryer running if you leave your home or go to bed.

Information obtained from the FEMA/U.S. Fire Admin Website. For additional information go to www.usfa.fema.gov/prevention

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What You Should Know About Radon

Article courtesy of Commonwealth of Pennsylvania, Department of Environmental Protection, Bureau of Radiation Protection.

Radon is a tasteless, odorless, colorless, naturally occurring radioactive gas common to this locale. It comes from the breakdown of naturally occurring trace amounts of uranium in rocks and soil. Radon enters your home through hollow block walls, cracks in the foundation floor and walls, and openings around floor drains, pipes, and sump holes.

After smoking, radon is the second leading cause of lung cancer, and is estimated to cause approximately 15,000 deaths in the United States annually. An estimated 40% of Pennsylvania homes have radon levels greater than the EPA guideline of 4 pCi/L.

You and your family are most likely to get your greatest exposure to radon at home. The only way to know the radon level in your home is to test. Testing is easy and inexpensive. You may perform the test yourself using a Pennsylvania certified test device purchased at a home center/hardware store, or from a Pennsylvania certified laboratory or you may decide to hire a Pennsylvania certified tester to perform the test.

A short-term test is usually performed. Twin activated charcoal test containers that capture radon gas are placed for 2-7 days and provide a quick screening. The containers are laboratory analyzed. Closed house conditions must be maintained. The cost of a test is \$20-\$30 for a do-it-yourself test, and \$90-\$120 for a certified tester to test your home.

The U. S. Environmental Protection Agency (EPA) recommends that if your initial radon test result shows a level of 4 pCi/L or higher, you should confirm the result with a follow-up test. For homes with radon levels of 4 pCi/L or higher, the EPA recommends that you have a radon mitigation system installed to lower the radon levels. When selling a home, the seller must disclose any known radon test results to the buyer.



Adult Swim Party

July 28, 2018



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