

Consensus

Central Virginia Chapter of CAI

Serving Central Virginia and vicinity

The purpose of the Central Virginia Chapter is to provide education to community associations, individuals, public agencies, corporations and other organizations which are members of the Chapter in the form of seminars, public forums, pamphlets, dissemination of information through news agencies and other forms of education.

2013 CA Day Trade Show & Expo

Wednesday, March 6, 2013

**‘Looking for your Associations *Lucky Charm?*
Let CAI be your *Pot of Gold!*’**



**Holiday Inn Koger Center
1021 Koger Center Blvd.
Richmond, VA 23235**

‘It’s no SHAM-ROCK with CAI’

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Announcement Policy

Submission of announcements for publication in the CVC-CAI Consensus newsletter is subject to the following guidelines:

1. Subject must be related to industry related news; involving education, certification, changes in employment, promotions, Chapter related news, unusual event news, member related news or similar activities.
2. Only CAI affiliated community association volunteer leaders, management company representatives, individual managers, business partners and other industry related sources will be permitted to submit announcements.
3. Announcements are limited to no more than 60 words per announcement submitted.
4. Announcements must be submitted by the deadlines set for the submission of articles.
5. Second-hand, forwarded or anonymous announcements will not be published.
6. Publication is subject to space availability.
7. The CVC-CAI reserves the right to edit the announcement.
8. Announcements of activities older than 3 months will not be published.

The views of authors expressed in the articles appearing in the CAI Central Virginia Chapter Newsmagazine "Consensus" do not necessarily reflect the views of CAI. We assume no responsibility for the statements and opinions advanced by the contributors to this publication. It should be understood that the publisher is not engaged in rendering accounting, legal or other professional service. Acceptance of advertising does not constitute endorsement of the products or services offered. We reserve the right to reject any advertising copy. We welcome submissions of articles and announcements from our readers, with the understanding that such material is subject to editing and scheduling to conform to space limitations.

Consensus

CENTRAL VIRGINIA CHAPTER COMMUNITY ASSOCIATIONS INSTITUTE

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GREETINGS FROM THE PRESIDENT

Feel free to insert your favorite cliché here: “Times marches on”, “Youth is wasted on the young”, “To every season turn, turn turn” Are you sensing a theme here? Where the heck did the year of 2012 go? It seems like only yesterday we were combing confetti out of our hair and looking for the



alka seltzer, trying to recover from New Years Eve 2011. Yes time truly does race on, and there is not a darn thing we can do about it.

What we can do is take a moment to reflect on all the wonderful things that happened in the last 12 months in the Chapter: Our largest and most successful CA Day, Our largest and most successful Community Cup Golf Outing, The chapters participation in the 4th Annual Virginia Leadership Retreat, many great educational programs including our Business Partner Infomercial, all concluding with the Annual Luncheon and Business Meeting at Flemings last month. And lest we forget our Southwest Regional Council was granted chapter status for all their hard work. Yes it has been a very eventful year.

As I come to the close of my term as Chapter

President, I would like to say thank you to the membership of CVC-CAI, especially my board of directors for all your support during the past 20 months. It has been an honor and a privilege to serve as your president. Special thanks go out to Sue Tarley, Ed Robbins and Jane Pritz as they conclude their terms on the board. I would also like to wish good luck to our incoming Chapter President, Amanda Jonas, and the new members to our Board, Sue Marton, John Tarley, and Kellie Dickerson. And a special thank you goes out to our “Conductor” and CED Stacey Drayer, who keeps the train on the tracks and moving in the right direction. We would not be the chapter we are with out Stacey’s hard work and effort.

Happy Holidays and Seasons Greetings to All!!

Todd E. Pendleton, President
Central Virginia
Chapter-CAI

<i>Advertise in</i>	Ad Size	Width	Height	Quarterly/Member	Quarterly/Non-Member
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<u>For more information:</u> Call (804) 739-7655	Back Cover 1/2	8”	5”	\$450.0	\$562.50
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'It's no SHAM-ROCK with CAI'

CA Day will open with a brief breakfast and general session. This will be followed by educational sessions, lunch and a trade show.

Educational sessions scheduled include:

- Understanding ADA Regulations & Swimming Pools
- Keeping the GREEN Out of your Pond and in your Wallet
- Facts, Fantasies, Myths and Fairy Tales: The Most 25 Misunderstood Aspect of Reserve Studies
 - Cyber Theft—"Millions Gone in Minutes"
 - Budgeting for Big Ticket Items: Storm water & Dam Maintenance
- 3 Coins in the Pot of Gold-Legal advice to Manage Collection, Bankruptcy & Foreclosure
 - Managing Strange—But True-Common Area Issues
- Fast and Free, but Fraught with Problems: Avoiding the Unauthorized Practice of Law
 - Legislative Update

Register Today: www.cvccai.org

The Wyndham Foundation, Inc. named "Community Association of the Year."



The Wyndham Foundation, located off of Nuckols Road in Glen Allen, was selected as the Central Virginia Chapter Community Association of the Year. The distinguished award was presented to Board President, Dennis Berman, Community Manager, Kris VanBenschoten and Program Director, Ashley Ewell at the Annual Meeting on November 2nd.

"We were all so excited and honored to receive the award," said Dennis Berman, President of the Wyndham Board of Directors. "Wyndham is over twenty years old, so keeping it a relevant and desirable place to live and raise a family is an increasingly challenging task. Our formula has been consistency and partnerships. We have great partners like Community Group, James River Grounds Management, Douglas Aquatics, HHHunt and Henrico County. But most important are the residents of Wyndham themselves, including over two hundred volunteers who participate on the

various committees, community events, and volunteer efforts. We are so proud of their accomplishments, and again very thankful of the honor bestowed."

Over the two decades since development began, Wyndham has continued to be a leader setting standards for HOA's in the Richmond area. Even into maturity, Wyndham continues to be regarded as one of the most beautiful communities in Richmond known for its beautiful homes and beautifully maintained common areas. Rich in amenities, Wyndham boasts a 3000 square foot Clubhouse with meeting space, a fitness room, swimming pool, tennis courts and playground. Approximately five miles of sidewalks are throughout Wyndham with multiple parks strategically placed around the community. Wyndham has something for everyone; smaller maintenance –free condos appealing to retirees and empty-nesters and beautiful single family homes ranging in size and price from \$200k to over a million dollars. This unique mix of homes in 42 distinct Wyndham neighborhoods creates a true "home" for everyone. Wyndham homeowners seem to love their community as is evidenced by the vast amount of volunteers supporting the 11 committees and special task forces within the community.

Wyndham homeowners not only support their neighborhood, but they give back to the greater community each year. Wyndham has sponsored families in the annual Henrico County Christmas Mother Program for 13 years. Last year alone, over \$2,000 was donated to help less fortunate families. Toys, clothing, games, home necessities, etc. are collected for the sponsored families. As a result of those efforts, the Virginia Food Bank presented a certificate of appreciation for food collected and delivered in 2012. As a community, Wyndham has also held a golf tournament and tennis tournament for "Susan G. Komen for the Cure" Foundation that resulted in over \$3,200 raised. Wyndham volunteers also built a house for Habitat for Humanity in 2005.



Wyndham's long-range planning also helped the association succeed. In September 2012, The Wyndham Board approved a 20 year Strategic Plan that was created by a group of volunteers over a two-year period. The Strategic Plan identifies where and how growth needs will be met within Wyndham and provides the basis for many of the policies, regulations, and budget decisions that will be made. In addition to the Strategic Plan, Wyndham follows the map established by their reserve study to ensure proper funding is in place when the replacement of capital components becomes necessary. Together, the Strategic Plan and Reserve Study set the course for guaranteed success for Wyndham into the future.

For more information about Wyndham, visit their website at www.wyndhamfoundation.com

Trigiani Named 2012 Leader of the Year Among Virginia Lawyers



Alexandria, Virginia
(November 2, 2012) . . .
Lucia Anna Trigiani, a principal with MercerTrigiani law firm, has been named “Leader of the Year” by the 2012 class of “Leaders in the Law,” a group of distinguished Virginia attorneys who have made significant contributions to the practice of law. Virginia Lawyers Media, publisher of

Virginia Lawyers Weekly, honored Ms. Trigiani and the 27 other honorees during an October 25 reception at the Science Museum of Virginia in Richmond.

Since 2006, the professional awards program has recognized lawyers across the Commonwealth of Virginia for changing the law, serving the community, changing practice or improving Virginia’s justice system.

Immediate past president of the Virginia Bar Association, Ms. Trigiani is a nationally recognized attorney who practices community association law. She has been appointed by Virginia governors to serve twice on the Virginia Common Interest Community Board and has chaired the Board since its creation in 2008. She also serves on the boards of directors of the Virginia Law Foundation, Library of Virginia Foundation, Lead Virginia, Virginia Free and the Advisory Board of Little Sisters of the Poor. Also, Ms. Trigiani is the recipient of several industry awards from the Community Associations Institute

SOLitude Lake Management® Welcomes Tracy King as Director of Marketing & Brand Management



Madison, VA, September 12, 2012– SOLitude Lake Management, an industry leader in lake and pond management, fisheries management and related environmental services for the mid-Atlantic and surrounding states, is

pleased to welcome Tracy King, Director of Marketing & Brand Management to their staff.

Tracy will be primarily responsible for the marketing strategy and execution of the company's branding, internet marketing, advertising, public relations and community outreach initiatives.

Tracy has over 10 years in marketing experience. She holds a Masters of Business Administration from Old Dominion University in Norfolk, VA and a Bachelor of Arts from Moravian College in Bethlehem, PA. Prior to joining the SOLitude team she worked for a prominent Virginia-based media company in key roles as Advertising Production Manager, Marketing Director and Special Publications Manager and for a high-end printing firm in Norfolk, Virginia as the Director of Sales and Marketing. Most recently she held a marketing communications and sales support role for an international fleet management company in the Philadelphia area.

Tracy's success and experience in managing marketing programs and special projects is the perfect fit for SOLitude Lake Management,” said Owner and President, Kevin Tucker. “Her dedicated focus on continuing to develop our message for environmental stewardship and pro-active lake management will solidify our position as the market leader. We are extremely pleased to have her as part of the team.”



SOLitude Lake Management® Announces Kimberly Niesel as Director of Client Relations & Business Development

Madison, VA, September 12, 2012– SOLitude Lake Management, an industry leader in lake and pond management, fisheries

management and related environmental services for the mid-Atlantic and surrounding states, is pleased to announce Kimberly Niesel as Director of Client Relations & Business Development.

Kim has been with SOLitude for the past 4 years and has been responsible for sales and marketing during that time. In her new role she will be responsible for

Her extensive experience in property management and years in the lake management industry will be strong assets to her new position as Director of Client Relations & Business Development. She holds a CMCA (Certificated Manager of Community Associations) designation as administered by the National Board of Certification for Community Associations Institute (CAI.)

“As the company is growing and expanding our footprint, we want to be certain that we maintain our high level focus on our existing client base, while also welcoming the many new clients that we are equally excited to be working with,” said Owner and President, Kevin Tucker. “Kim is extremely well known in the property management industry and her focus on educating clients on the benefits of proactive lake management through an Integrated Pest Management plan is extremely important for SŌLitude Lake Management. Her leadership within our organization and concentration on building relationships is an integral part our continued growth and expansion. We are extremely pleased to have Kim in this position and as a vital part of our management team.”

**SŌLitude Lake Management® Welcomes
Lisa Richards, Fisheries & Wildlife Biologist**



Madison VA, October 18, 2012– SŌLitude Lake Management, an industry leader in lake and pond management, fisheries management and related environmental services for the mid-Atlantic and surrounding states, is pleased to welcome Lisa Richards, Fisheries & Wildlife Biologist to their staff.

Lisa will be primarily responsible for assisting senior Fisheries Biologists in expanding the fisheries program as well as consulting with clients on long-term water management solutions.

Lisa has over 7 years in fisheries and wildlife experience including research projects for the United States Geological Survey focusing on endangered fish. After graduation from the University of Missouri

with a B.S. in Biology concentrating in Fisheries and wildlife, she has professional experience in dam remediation, mosquito and tick control, and controlling nuisance birds and improving wildlife conditions.

“Lisa's knowledge of sustaining fish species and water quality monitoring around fish hatcheries are both excellent skill sets to be integrated into our successful fisheries program,” said Owner and President, Kevin Tucker. “And her most recent work controlling nuisance wildlife will be extremely valuable to our team. We are pleased to have her as part of the team.”

Congratulations!

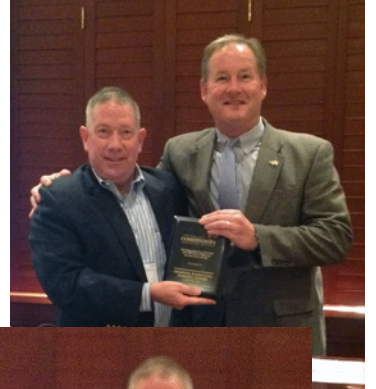
Maureen A. Baker, CMCA, AMS, PCAM with Association Management Solutions LLC earned her PCAM designation in April 2012.

Beverly J. Betcher, CMCA, AMS, PCAM with Genesis Community Management LLC earned her PCAM designation in April 2012.

Sally M. Walls, CMCA, AMS, PCAM with Ford's Colony at Williamsburg Homeowner's Association earned her PCAM designation in April 2012.

Chris Schwenker, CMCA with Realtec Community Services earned his CMCA designation in April 2012.





2012 Annual Meeting & Luncheon – Huge Success!

This year's Annual Meeting and Luncheon for the Central Virginia Chapter was held on November 2, 2012 at Fleming's Prime Steakhouse & Win Bar in Richmond. Approximately 110 members and guests attended. Todd Pendleton, Chapter President presided over the meeting. Three "new" members were elected to the Board of Directors. Kellie Dickerson, Sue Marton and John Tarley were all elected to serve on the Board of Directors for the Central Virginia Chapter of CAI. Congratulations!

Annual awards were also given out to members who have greatly impacted the Chapter over the last year. Congratulations to this year's honorees:

Rising Star Award - Kellie Dickerson; received the award for her diligence and dedication as chair of the Golf Committee and serving on the social committee.

Chapter Award – Amanda Jonas; was honored with the Chapter Award for her continued commitment and significant work for the Chapter and the Southwest Regional Chapter in Organization.

Past President's Award – Jerry Wright; was chosen for this award by the board members for agreeing to serve as interim President and his continuing guidance and leadership.

Business Partner Award – Chadwick, Washington, et al; received this award for sponsoring events, encouraging their attorneys and staff to participate in events and volunteer for Chapter programs.

President's Award—Ed Robbins and Susan B. Tarley; received the President's Awards, which are given to the person(s) who have provided the greatest assistance to the President throughout the year.

Also at this year's meeting, the Community Association of the Year award was awarded to The Wyndham Foundation. This award recognizes a community that excels in all facets of their operations. Congratulations to all of this year's winners. Well done!



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FirstService Residential Establishes a \$10 Million Hurricane Recovery Fund to Repair Properties Damaged by Hurricane Sandy

200 Properties with 80,000 Residents are Eligible to Receive Emergency Funds in Less Than 48 Hours

FirstService Residential, the largest manager of residential properties in North America, announced today the immediate availability of emergency funds to aid its 200 New York City and New Jersey area properties affected by Hurricane Sandy. While much of the property damage is still being assessed, the FirstService Residential Hurricane Recovery Fund will allow its properties to begin funding immediate repairs ahead of finalizing insurance claims, which may take months to process given the volume of claims that will result from this unprecedented storm.

The fund will provide up to \$10 million in short-term loans that have the potential to assist up to 200 residential properties, comprising more than 30,000 units which are home to 80,000 residents. Approximately 30 percent of FirstService Residential's northeast portfolio was affected by the hurricane. This includes properties managed by its subsidiaries, Cooper Square Realty and Wentworth Property Management.

The immediate cash assistance will be available to bridge working capital requirements to begin immediate repairs - water extraction, mold remediation, generator rental - and permanent repairs - replacing entire electrical systems, roofs, windows, heating plants - while waiting for insurance claims to be realized.

The property destruction caused by Hurricane Sandy was devastating, and in its wake has caused considerable hardship for many FirstService Residential property residents and their families. Properties were subjected to significant damage, including submerged mechanical building systems and electrical switches; widespread flooding in basements and common areas; compromised fire safety systems; shattered windows, doors and facades; and lobbies filled with several feet of sand and debris. Dozens of properties presently remain uninhabitable.

"As a result of this unprecedented event, we saw the need to take a leadership role in offering immediate relief to our clients," said David Kuperberg, Chief Executive Officer of Cooper Square Realty. "The safety and well-being of the families for whom we are responsible was the overwhelming factor in establishing this Recovery Fund."

In partnership with its subsidiaries, the fund is provided independently by FirstService Residential and is available to eligible properties immediately.

"We felt that \$10 million would cover the most urgent needs on an immediate basis until the insurance companies could start to respond," said Michael Mendillo, President Mid-Atlantic, NC/SC. "It's important to us that our residents are able to resume their lives at home safely, and as quickly and completely as possible following this disaster."

FirstService Residential is extending the Hurricane Recovery Fund directly to its residences in New York City and New Jersey. Eligible properties should contact Peter Gordon at 484-398-6021.



FirstService
Residential Management

Membership Update

These CVC-CAI Members were inadvertently left out of the 2012-2013 Membership Directory. Please add their information to your directory.

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Thank you!

M-204

community governance

February 7- 8, 2013

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Humanitarian & Newsletter of the Year Awards to be Awarded

Does your association give back to those beyond its own community boundaries? Tell us why your association deserves recognition for its community service efforts. The Humanitarian of the Year Award will be awarded to the community association that best demonstrates exemplary service of the community outside of its own association boundaries. Applicants will be judged for outstanding service to the community in areas of community service, charitable works, environmental service or political activism.

The Award of Newsletter of the Year is designed to recognize community associations in Central Virginia area who are committed to providing and maintaining a relevant community newsletter for the purpose of educating and informing association members. The recipients serve as an example for the community association industry and encourage the continued commitment of community association to maintain a high level of communication with its residents.

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The Value of Community Associations

Local Delivery of Services

Community associations directly deliver services that were once the exclusive province of local government, including trash pickup, street paving, lighting and snow removal. This transfer, or privatization, of services has become commonplace as the demand for housing has outpaced the ability of many local governments to provide services. Not only has privatization relieved local municipal budgets, but it has proven economically efficient for homeowners. This win-win proposition has led to the rapid growth of association-governed communities – from just 10,000 in 1970 to more than 300,000 today.

Homeowner Benefits and Control

Community associations also have become popular because many Americans not only want the services and amenities provided by associations, but they like the responsibility that comes with homeowner control. Many of today’s homebuyers are second- and third-time buyers in community associations – people who understand and value the benefits and services provided in planned communities.

- Associations plough the snow, pickup the garbage, operate the pool and maintain the common areas. Reserve funds are maintained for future repairs and replacement of common property.
- Many communities maintain swimming pools, tennis courts, playgrounds and other amenities that most Americans cannot afford on their own. Many community associations also provide security, social activities, clubhouses and walking trails.
- In the best communities, associations offer a real sense of community, an important contribution in an increasingly transient society.

Land Use and Affordability

Community associations provide one answer to the growing issue of sprawl, which is no longer confined to cities and the inner suburbs. By definition, planned communities offer a more efficient use of land than unplanned areas in which developments leapfrog over

each other into any available space. In addition, these land-use efficiencies can make homes more affordable, a benefit for first-time homebuyers, retirees and low- and moderate-income families.

Providing Value and Protecting Property Values

By delivering services at the direction of their members, community associations meet the expectations of residents by working to provide a safe, a well-maintained living environment, preserving the character of the community and protecting property values. Cooperation and compliance are accomplished through governing documents that typically address architectural guidelines (dealing with items such as additions, decks and paint colors) and rules pertaining to issues such as noise, pets and parking. Enforced fairly and equitably by the members themselves, these documents guide the management and governance of the association and are generally consistent with zoning and other provisions of the larger civil community in which the association is located.

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FHFA Weighs in on Use of Eminent Domain for Mortgage Reductions

On August 8, the Federal Housing Finance Agency (FHFA) requested public comment on the use of eminent domain authority by municipalities to seize mortgage loans for purposes of offering homeowners a reduced mortgage balance. The County of San Bernardino, California and the City of Chicago, among other municipalities, have expressed interest in eminent domain as a means to reduce the number of residents whose mortgage obligations exceed the current market value of their home.

Under the eminent domain proposal, municipalities would raise funds from investors to provide sufficient resources to condemn individual borrower mortgages. The plan would permit a municipality to condemn any lien secured by real property as long as the holder of the lien is provided just compensation.

Homeowners whose mortgage and other liens have been condemned would then be offered a mortgage loan with a reduced balance, ensuring the owner is in a positive equity position. Municipalities believe reducing the amount of mortgage debt that homeowners carry will stabilize home values, reduce foreclosures, limit community blight, and provide a more stable base of property tax revenue.

In requesting comment on the proposed use of eminent domain to reduce homeowner mortgage balances, FHFA states the agency has “significant concerns with programs that could undermine and have a chilling effect on the extension of credit to borrowers seeking to become homeowners and on investors that support the housing market.” FHFA also reveals that it may direct Fannie Mae, Freddie Mac, and the Federal Home Loan Bank System, which collectively fund more than 60 percent of all mortgages, to “avoid a risk to safe and sound operations and to avoid taxpayer expense.”

As part of our ongoing Mortgage Matters program, CAI is working to protect homeowners in community associations and to ensure access to fair and affordable mortgage products for all current and potential community association residents. You can follow our work and share your thoughts at www.caimortgagematters.org. CAI will continue to monitor and participate in shaping changing federal housing policies to ensure the perspective of community associations is heard. This is one of the many benefits of belonging to an organization that works for you on the local, state and federal level.

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