

COMMUNITY ASSOCIATION NEWSLETTER



Registration is now OPEN for the 2024 CAI-MI Annual Golf Outing

Attention all golf enthusiasts, managers, board members, and industry leaders! Get ready to mark your calendars for the upcoming highlight of the summer: the 2024 CAI MI Annual Golf Outing, set to take place on Friday, August 23rd at Pine Trace Golf Club in Rochester Hills, Michigan. This year's event promises to be bigger and better than ever, with exciting activities planned for all participants. Don't miss out and register today!



Making a Splash: Developing a Community Association Pool Policy

by Hazel Siff & Joni Lucas

Summer is just around the corner, which means it's almost time for pool season. Maintaining the perfect oasis is about more than just warm weather and water.

Creating a safe, positive environment for residents to escape, unwind, and make cherished memories requires an ongoing process of routine checks, equipment upgrades, and meticulous planning.

Any community association with a pool needs to have a good pool policy. According to Crystal Gill with Arriel Pool Services in Colleyville, Texas, association boards should consider including or addressing the following components in their pool policy:

- Proper swim attire must be worn.
- No alcohol.
- No glass

[Link to Full Article](#)

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Please contact Lisa Holbrook at ced@cai-michigan.org or 734.478.3756 for more!

Upcoming Events

Check Our Website for Details

- May 2024
- [May 17, 2024 - Virtual Mini Expo - Zoom](#)
- August 2024
- [August 23, 2024 - Annual Golf Outing - Pine Trace Golf Club, Rochester Hills](#)
- September 2024
- TBD - Flint In-person Mini Expo
- October 2024
- October 4, 2024 - Virtual Mini Expo

Business Partner Spotlight



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2023 Business Partner & Membership Directory and 1st Quarter Magazine Links

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VIRTUAL MINI EXPO

MAY 17, 2024 VIA ZOOM

8:45 AM - 1:00 PM



MEMBERS \$35 / NON-MEMBERS \$55



3 CONTINUING ED CREDITS

NETWORKING: 8:45 AM - 9:00 AM

SESSION 1: 9:00 AM - 10:00 AM

YOUR TOOLKIT FOR CORRECTING VIOLATIONS OF THE GOVERNING DOCUMENTS

SUMMARY: INEVITABLY, SOME OWNERS WILL THUMB THEIR NOSE AT THE ASSOCIATION'S REQUEST TO CORRECT VIOLATIONS OF THE COMMUNITY'S GOVERNING DOCUMENTS. THIS SESSION WILL EXAMINE THE REMEDIES AVAILABLE TO CORRECT THOSE BREACHES, WITH A SPECIAL EMPHASIS ON THE PROCESS OF LEVYING MONETARY FINES.

BREAK & NETWORKING: 10:00 AM - 10:25 AM

SESSION 2: 10:25 AM - 11: 25 AM

WHAT IS THE CORPORATE TRANSPARENCY ACT AND WHAT DO ASSOCIATIONS NEED TO DO TO COMPLY?

SUMMARY: COMMUNITY ASSOCIATIONS AND THEIR DIRECTORS ARE ON THE CLOCK FOR COMPLYING WITH THE FEDERAL CORPORATE TRANSPARENCY ACT (CTA). WHAT IS THIS LAW AND WHY DO ASSOCIATIONS NEED TO COMPLY? WHAT HAPPENS IF ASSOCIATIONS DO NOT FILE THE NECESSARY DISCLOSURES? ALL YOUR QUESTIONS WILL BE ANSWERED.

BREAK & NETWORKING: 11:25 AM - 11:50 AM

SESSION 3: 11:50 AM - 12:50 PM

FOUND ASBESTOS?

SUMMARY: HEARING THERE MAY BE ASBESTOS PRESENT IN THE CONDOMINIUM IS LIKELY TO STRIKE FEAR IN THE HEARTS OF DIRECTORS AND RESIDENTS ALIKE. LEARN ABOUT WHAT STEPS YOUR ASSOCIATION MUST TAKE IF ASBESTOS IS DISCOVERED FROM TESTING TO ABATEMENT.



Soft skills matter: 7 Qualities of an Effective Community Manager

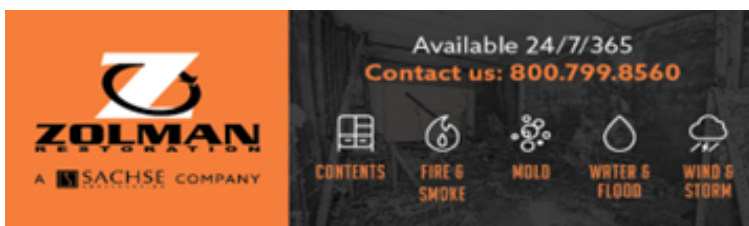
by Lydia Pelliccia & Matthew Green, CAE

In broad strokes, the job of the community association manager is part financial management, urban planning, facilities maintenance, community

development, volunteer management, and project management. Good managers also learn to master seven soft skills and knowledge, according to Rhonda Drews, AMS, PCAM, a vice president with Premier Community Management in Palm Desert, California.

Leadership. A good manager must be confident enough to discuss best practices and not let others intimidate them. Some board members will be very opinionated, and the manager should know how to respond in a constructive way.

[Link to Full Article](#)





Help Protect Your Community! Donate a Dollar-a-Door.

The Michigan Legislative Action Committee (MILAC) is a volunteer committee of the Community Associations Institute (CAI), consisting of homeowners and professionals serving community associations.

CAI-MI Legislative Action Committee works toward legislative solutions that protect Michigan community associations like yours from bad legislation that would hurt the community association housing model and restrict your rights. You can help the legislative action committee by contributing a "Dollar-a-Door or More" from your association.

We need your help in passing legislation to ensure that condominium documents do not automatically expire!

For questions email:
Matthew Heron - mheron@hirzellaw.com
Todd Skowronski - tskowronski@maglawpllc.com

[Link to Additional Information and Donation Form](#)

[Link to Quarterly LAC Update](#)

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