

Community Associations Network

News

NJ: Mother, daughter charged in scam - Indictment: Condo funds misused A mother-daughter management team has been indicted by a Monmouth County grand jury on charges they bilked more than \$1 million from condominium owners in Aberdeen....

WI: Residents want a say in development The plaintiffs, who say they have support from many of their neighbors, think the developer, Forward Geneva National, is exercising too much control without approval from the residents....

AL: Katrina Aid Goes Toward Football Condos With large swaths of the Gulf Coast still in ruins from Hurricane Katrina, rich federal tax breaks designed to spur rebuilding are flowing hundreds of miles inland to investors who are buying up luxur...

VA: Lansdowne Residents to Vote on Plan For Day Care In an effort to end a long-standing dispute over home-based day-care businesses in Lansdowne on the Potomac, the homeowners association board has decided to hold a community-wide referendum on the iss...

DE: Condo owners fight over repairs A miracle may be the only thing that can resolve the problem at Burn Brae, where owners have been ordered to pay a \$4,000 special assessment for repairs after years of neglect and mismanagement of the...

FL: Storm rules mired in turmoil The law required buildings taller than 75 feet - or roughly seven stories - to have generators by the end of this year that could provide power to at least one elevator. Steve Inglis, president of th...

NY: Dare's role in Pastures cost association \$100,000 An advocate for the Historic Pastures Homeowners Association, which lost more than \$100,000 in association dues from the mismanagement of the properties by Aaron R. Dare, said federal authorities have...

NJ: Ex-Readington condo manager sentenced The former community manager of the Whitehouse Village Condominium Association in Readington was sentenced Friday in Superior Court to five years in prison for stealing at least \$200,000 from the organization

AZ: SC Grand may cash in from ruling The Sun City Grand Community Association Management board could get as much as \$400,000 back from Maricopa County thanks to a ruling regarding the status of Grand's Cimarron Center as a common area a...

CA: Residents angry over assessment on city job A La Jolla homeowners association is assessing its 597 members \$2.4 million - \$4,000 apiece for emergency repairs to a canyon eroded by runoff, even though in April it won a court ruling that the dam...

Australia: Body corporate scandals aplenty So when the State Government inspectors have finishing raiding rental centres it looks as if there is plenty to check in the body corporates which run Queensland's 330,000 units....

IN: Falling Waters subdivision bridging troubles Don Plumb, one of those on the newly formed

Articles

The 20 Percent Solution

In 1906, Italian economist Vilfredo Pareto created a mathematical formula to describe the unequal distribution of wealth in his country, observing that twenty percent of the people owned eighty percent of the wealth. After this "discovery" many other academics observed that the "80/20 rule" applied not only to wealth distribution, but many other areas of human endeavor: business, social activities, public management and for our purposes - you guessed it - even community management. To wit: 20% of your output - time, energy, expertise, effort - produces 80% of the results. Thus it follows that 80% of your output is spent on things that are, well, relatively unimportant. The idea here is to recognize this fact and make the most productive use of your time not just for your or your client's satisfaction, but to maximize your efforts, increase profits and produce a more satisfying work environment.

[Read more](#)



How Do You Communicate?

During our busy days and evenings, we try to fill the hours with as much as possible to sustain our business and personal lives. Our companies have provided us with tools to produce reports, statements, formats for resolutions, rules and regulations, newsletters and notices for violations. It is up to us to use these tools, as well as our communication skills, to be successful in our business lives. [Read more](#)

Insurance Soup to Nuts: Lack of Knowledge is Costly to Condo Owners

As downsizing Baby Boomers join first-time buyers in their initiation to condominium living, industry professionals say both groups have a lot to learn about condominium insurance. Many new owners mistakenly believe that unit owners do not need to carry insurance on their own unit - and that coverage for replacement value of the unit itself is included in their monthly condo fee. Other condo residents, even many longtime owners, don't know enough about condo insurance to adequately protect their financial assets and personal property. Both new and old condo owners benefit from a review of the basics of condominium insurance, which is distinct from the insurance that covers single-family homes.

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Bonfire of the Builders

BusinessWeek magazine did a series of feature articles on the real estate problems and how housing industry has caused many of these themselves. The link goes to a introductory page which has links to all of the articles. The anchors of the package are two fine stories by my colleague Mara Der Hovanesian on how the rush by builders into mortgage lending only exacerbated the current housing mess ("[Bonfire of the Builders](#)"). Mara also takes a look at how, in their quest to slap up as many homes as quickly as possible, it now appears that some builders cut corners and left buyers holding the bag with problems like mold, leaky basements and such ("[You Call This a Home?](#)"). And that's just the start:

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set](#): The Board, Meetings, Insurance,
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Editor's Notes

Don't forget that we now have to
divide our mailings over two days in
order to get around our mail server's
(RoadRunner) arbitrary limit on
outbound e-mail. You'll receive your
copy either Tuesday or Wednesday.

This week we've loaded the
business of the California and

residents' committee, expressed optimism about how developer Tony Floramo addressed problems...

FL: Who represents Sorrento Ranches?

When Bob Graf helped form the Sorrento Ranches Homeowners Association Inc. in 2005 he didn't anticipate two years later he would splinter off into another group -- the Sorrento Area Residential Associ...

CA: Builder pays \$5 million settlement to Novato

condo owners A Larkspur construction company has agreed to pay a \$5 million settlement to owners of Novato condominiums who claimed the company's building practices caused water damage to their homes....

FL: Owners struggle to sell condos as boards impose tough standards

Jane Consiglio has been trying for a year to sell her one-bedroom apartment in section 4 of High Point of Delray Beach. She finally got an offer from a disabled Vietnam War veteran and his wife, but ...

AZ: Homes left behind City code enforcers and county mosquito patrols across the Valley say they're seeing a spate of weeds and green pools in places they never used to: newer neighborhoods with higher-priced homes. Incre...

FL: Plug pulled on Briny Breezes development

As is often the case, the best of well-laid plans often go awry when the unexpected throws some sand into the works, and the machine grinds to a halt....

Canada: Homeowners sickened with worry over leaky

condo cost Lise Begin is convinced her home is making her sick. Begin suffers from fibromyalgia and says her home in a townhouse complex on Creekside Drive causes her nothing but stress that aggravates her illness...

NV: A condo's slide Downhill About eight years ago, a condo building at Wedekind Road and Tripp Drive began a glacial journey down a hill....

FL: Condo owner can't break lease over fee jump

In June, I wrote about 30 lawsuits filed in West Palm Beach in which the buyers of pre-construction condominium units refused to close and demanded their deposits back. In each case, the buyers claim...

IL: Good management firms always encourage

competitive bidding Managers are a good source for cost-cutting recommendations. After evaluating assessments compared to the marketplace, one of the first things a good management agent will do when adding a property to...

WY: E. coli may be isolated Some in the community are unhappy with the steps taken by the Sleepy Hollow Homeowner's Association and Falcon to notify the residents....

CA: Too many pets rattle the cage The family wants to keep multiple dogs, but has been told by their homeowner association that they can't. According to the Sherwood Valley Homeowners Association rules and regulations, pet ownership ...

AZ: HOA: Flooded Car Owners 'On Their Own'

Residents of luxury condominium complex in the north Valley learned on Wednesday they won't be getting any assistance from their Home Owners Association or condo developer after heavy rainfall flooded...



Senior Housing Meets Growing Demand but Must Comply with Strict Eligibility Rules

The housing market is still struggling, keeping home sales and new home construction activity in the cellar. But the development of housing for mature (don't call them old) adults is booming. The National Association of Home Builders predicts that at least 15 percent of this year's housing starts will be in communities designed for residents who are 55 or older. Although only about 10 percent of older Americans currently live in age-restricted communities, surveys indicate consistently that large numbers of them -- more than half in some recent polls -- like the idea of living in communities in which children are allowed only in small numbers or not at all. With the population of older adults expected to double to nearly 70 million in the next 25 years, housing for seniors clearly will remain a growth industry for some time to come.

[Read more](#)

The Right to Remain Silent

Like that guy said to "my friend" on Friday morning, early Friday morning, "you have the right to remain silent." The same is true for board and committee members in a community association when requested to individually take action outside of the board room. [Read More](#)

Fast, Convenient and Possibly Dangerous E-mail Communications and Board Business

Technology has changed the way we communicate and the way we think about communicating. Cell phones, which didn't exist a decade ago, have become not just an addition but an appendage. No one, it seems, leaves their home (or office) without one. And does anyone even remember a time when E-mail didn't exist, or when we didn't devote a large (and increasing) amount of time to reading and responding to those messages? Community associations are as hooked on this communication drug as anyone. Board members communicate via E-mail regularly with each other and with community association managers; they share information, ask and answer questions, and discuss past or future board meetings, all through the transmission of E-mail messages. [Read More](#)

You've just paid \$2 million for a new condominium. And then you find... Construction Defects

They just don't build 'em like they used to. They used to build 'em so that they didn't fall down. At a freshly built condominium on West 53rd Street, residents say the undersides of the concrete balconies have started collapsing onto the floors below. At the Empire Condominium Tower, filling the west side of Third Avenue from East 77th to 78th Streets, buckling floors, leaks, and other problems in its \$3 million apartments led to the state attorney general's office requiring the developer to make \$2.5 million in repairs. [Read More](#)

Stress is a career-killer

Emotional intelligence, rather than cognitive intelligence, could well be the key to a successful career. But new research suggests that stress can damage emotional intelligence and with it, workplace effectiveness. [Read More](#)

beginnings of the California and Florida service directories, and added items to the Problems pages. We're going to add another one here, dealing with embezzlement and how to prevent it. This looks like its going to be a hot topic with over 8 different embezzlement problems around the country so far this year. It's always amazing that so many associations don't have a routine audit of their books and financial processes. Maybe the bad news this year will light a spark under them.

Joe

What's New in the Blogs

[Why bother with a news feed?](#)

[LOW INCOME HOUSING PROTECTION BILL - IS IT A GOOD ANSWER?](#)

[What should I do if my attorney will not return my phone calls?](#)

[OTARD - No - It's Not a Personal Insult!](#)

[2007 Legislative Update -- Governor Signs 3 Condominium Bills](#)

[Monitoring the Annual Budget](#)

[A Constitutional Right to Free Speech in Your Association? Not Yet](#)

[Supreme Court Reverses Appellate Division Decision in Twin Rivers: Court Finds Association's Reasonable Restrictions Do Not Violate Rights Provided by the State Constitution](#)

[New community features at condotruster.com](#)

[What is Good Governance?](#)

[Bonfire of the Builders Check out this week's prin...](#)

CAN

The Community Associations Network

Community Associations Network E-Newsletter

[VA: Legal fees, bad press lead Koger to regroup](#)
Homeowners associations that are auditing records as a result of Koger Management Group's financial problems have until Dec. 4 to file a claim because the embattled company filed for bankruptcy....

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2007 Advertising Policies and Rate Sheet
[Word Doc](#) [PDF](#)

Contact CAN at: t: webmaster@communityassociations.net

Welcome to the Community Associations Network E-Newsletter. The newsletter consists of links to news items and articles about community associations from around the country. The Community Associations Network has been created to bring the vast resources of the internet to one location to make it easier to find information and answers to your questions. CAN is NOT responsible for the content or the articles or news items or for link continuity.

To unsubscribe from this newsletter send e-mail to webmaster@communityassociations.net with the word "**Unsubscribe**" in the Subject Line.