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eNewsletter | June 2016

Alabama Chapter of the Community Associations Institute | www.cai-al.com | E-mail | 205-547-0733 | [f](#) [in](#) [t](#)

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Message from the President

Dear Members and Friends of the CAI Alabama Chapter!

While summer time is vacation time, it's also one of the busiest times of the year for board members, community managers and service providers of HOAs and condominium associations. Pools are in full swing, many neighborhood events are taking place and landscaping is in full growth.



Hopefully we can take a break and relax from it all at our [Summer Chapter Social](#) at the Historic Redmont Hotel on Thursday, July 21st!

Bring your fellow board members, colleagues, clients or your spouse/friend and enjoy together an evening of wine & food tasting at the Historic Redmont Hotel in Birmingham.

There will be several door prizes including two \$50 visa gift cards, so don't miss your chance at being a lucky winner. Click [here](#) to register!

Thank you to our 2016 CHAPTER SPONSORS:

Platinum Level



Gold Level



Your CAI Alabama Chapter is not taking the summer off! A new chapter website is in the works and we can't wait to launch it this fall. It will have a much more user-friendly design and layout and will look great on any sized desktop, laptop, tablet or smart phone. It also has many other cool features including the ability to sign up and pay for events and sponsorships directly on our chapter website. Stay tuned for updates on our new chapter website!



If you ever have a question about our Chapter, please do not hesitate to contact us! You can reach us via phone at 205-547-0733 or you can email our Chapter Executive Director Julia Boehm-McKay at julia@cai-al.com.

Thank you for your membership and friendship with the CAI Alabama Chapter. Have a great 4th of July and I hope to see many of you at The Redmont Hotel on July 21st . . . Cheers!

Yours Sincerely,

Lee Mason
2016 CAI-AL Chapter President
CEO of Community Association Management / Law Offices of Lee Mason

Silver Level



Bronze Level



Click here to find out more about placing advertisements in our newsletter and becoming an event sponsor!

Upcoming Events

July 21, 2016
Chapter Social
Wine and Food Tasting
Redmont Hotel

Register Now

September 22, 2016
Chapter Luncheon
"Alabama Homeowners
Association Law"
Speaker: Secretary of State
John Merrill

Register Now

WELCOME
New Members
May 25 - June 23

Business Partner Member

We're Green Clean
Ellen Cuneo
Birmingham, AL

Manager Member



I'm a CAI member.
Click here to find out why you should be one, too.

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2016 Membership Drive: Win \$100 Visa Gift Card

Melissa Yzaguirre
Spaces Management
Tuscaloosa, AL

Darolyn Mills Klein, CMCA, AMS
Lowder New Homes
Montgomery, AL



Help us grow the CAI Alabama Chapter! A \$100 visa gift card will be awarded to the member that recruits the most members until our next Chapter Luncheon on Thursday, September 22!

In addition to being in the race for this prize, you are automatically in the race on the national level with more cash prizes ([Recruiter Club](#)).

CAI Membership

Still not a member?



Please consider joining our organization today and enjoy the many benefits that comes with a CAI membership.

For more information on membership and benefits [click here!](#)

It's Easy to Enter the Contest:

- You must be a CAI Alabama Chapter Member
- Entry is Automatic when you recruit a new member

Get Started Today! Here's how:

1. Click on the link: <https://www.caionline.org/JoinNow/Pages/default.aspx>
2. Download the application for the correct category: Management Company, Business Service Provider, Individual Manager or Community Association Volunteer Leader
3. Fill in your name as recruiter in the "Did someone recommend that you join CAI?" field.
4. Review the [Benefits of Membership](#) and download Recruiting Resources: [CAI for Business Partners](#), [CAI for Homeowner Leaders](#), [CAI for Management Company Executives](#), [CAI for Professional Managers](#) and [CAI for YOU](#)
5. Read the article "Why CAI Membership Pays" below.



2016 CAI-AL Board of Directors

President
Lee Mason, CMCA, AMS, PCAM
Community Association Management

Vice President
Andy Turner, AMS, PCAM
Spaces Management

Secretary
Fields Greer
The Green Team, Inc.

At-Large Member
Jada Hilyer, CMCA, AMS, PCAM
Associa McKay Management

Pictures from the M-100 Class
June 9-11, 2016
Birmingham, AL

Why CAI Membership Pays



If you are not yet a CAI member or if you know of someone who would benefit from CAI's knowledge, consider why a CAI membership pays off:

- CAI believes homeowner and condominium associations can and should exceed the expectations of their residents. We work with you to meet the evolving needs of your community and its residents. By being a trusted forum for the collaborative exchange of knowledge and information, we help you learn, excel and achieve.
- CAI gives you the education, knowledge and understanding to make you an expert—to give you the expertise and perspective you need to be an effective and respected leader.
- CAI provides the information, tools, resources and support you need to help you find creative solutions and achieve important goals—without burnout and without sacrificing other important personal and professional pursuits.
- CAI works with you to defend and support the community association concept—to ensure that association leaders can preserve the collective right of homeowners to sustain their communities and protect their property values.
- CAI can give you exactly what you need, whether you're a professional manager, board member or corporate executive.
 - For community managers and corporate executives, CAI helps you



Instructor
Jessica Towles, CMCA, AMS, PCAM



[Click here](#) to view more pictures of this and other events!

earn and enhance your status as a respected, trusted and successful professional.

- For community association board members and other homeowner leaders, CAI helps you achieve the results you need and respect you deserve.
- For product and service providers, CAI provides a platform to build your reputation and grow your business.

[Click here](#) to find more information about joining CAI!

Summer Landscaping Tips from the Pro!

By Erika Jobes, CLP - Vice President, NatureScape, Inc.



One thing that I love about Alabama is that we have four distinct weather seasons. Now that June has arrived, our summer season is in full force with temperatures rising into the 90's. These temperatures along with decreased rainfall bring special challenges in the landscape.

We have found over the past 20 years that homeowners will have a better experience with their lawns if they follow a few basic tips:

1. Sharpen your mower blades! How long has it been since you've had your blades sharpened? Dull blades shred the grass rather than leaving a sharp cut. This turns the tips brown and causes the grass to lose moisture faster.
2. Mow the grass on a higher level. Let the grass grow taller in the summer. Taller grass grows deeper roots and deeper roots can reach moisture.
3. Do not park on your grass! This causes soil compaction and a number of other issues that leads to dead grass.
4. Clean up after your pets! If you are noticing small dead spots in your lawn – it could be your pet. The best solution is to create a mulched or natural area where your pet can do its business.
5. Water your lawn in the morning, preferably between 6am and 10am. Watering at night invites disease. Watering in the afternoon is inefficient because of evaporation. Water one inch per week to improve the health of your turf and shrubs. Let the lawn completely dry out between waterings for the best results.
6. Continue to weed your landscape beds. The best time to pull weeds is when the soil is moist. You are more likely to pull out the entire root system of the weed when the soil is wet as opposed to breaking them off part way.
7. Keep your landscape beds mulched. This keeps the soil moist for your landscape shrubs and deprives weeds of much needed sunlight.
8. Do not prune during droughts or heat waves! This will stress out the trees and shrubs in your landscape. Wait to prune until better weather.
9. With that said, always prune dead or diseased branches. Dispose in landscape bags – do not leave the clippings in the landscape.
10. Deadheading most perennials will encourage a second bloom and contribute to a longer blooming season.

Don't let your landscape maintenance overwhelm you.

If you make these few adjustments to your landscape maintenance list, you will enjoy a healthier lawn this summer.



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Legislative Update

By Andy Turner, Chair of the CAI AL Legislative Action Committee

” ”



The 2016 legislative session closed with little activity that affects condominium and homeowner's associations.

The only legislation introduced and passed was HB189 by Representatives Davis, Faust, Baker, Shiver and McMillan.

The bill amended Section 35-8A-410 relating to the Alabama Uniform Condominium Act to define certain terms relating to escrow and building costs, to specify conditions of escrow deposit and use, and require written notice in the contract that deposits may be used under certain conditions. This bill was passed and signed by the Governor on May 11, 2016.

As we look to 2017, CAI National is cautioning all states that have a super priority lien for collection delinquent assessments in place, to be on guard as banks are starting to target those states to remove this power from associations. Alabama is one of 22 states that does have a super priority lien, and it is important that we maintain this power. In the state of Alabama this power is granted in Section 35-8A-316 of the 1991 Condominium Act. You can reference the entire 1991 Condominium Act on the CAI-Alabama website (www.cai-al.com) under the Resources tab, and then select Legislative Updates. The Alabama LAC participated in a conference call with the other 22 states with this law, and CAI National on June 15th.

The Alabama LAC will be monitoring legislation in the upcoming year, and informing Alabama legislators on the importance of keeping this law in place.

Board Members' Fiduciary Know-How



The mere mention of fiduciary responsibility may scare some homeowners away from board service, but it shouldn't. Managing the association's finances is one of the board's most important duties, but it doesn't have to be complicated.

Fiduciary duty means protecting assets, budgeting responsibly, planning for the future, investing wisely and observing laws and regulations that affect association resources. Fiduciary duty requires the board to ensure that the assessments you pay are used properly to maintain the community and cover insurance, contracted services, utilities and other needed materials and services. The board is obligated to make ethical and legal decisions that best serve the entire association.

Board members fulfill their fiduciary duty by:

- Establishing and adhering to a budget. A good budget is developed through an objective, step-by-step process based on historical data and careful research.
- Reviewing financial statements regularly. The statements include a balance sheet, budget comparison report, income report, check registry and more.
- Putting policies in place to reduce the risks of fraudulent activity. These include, for example, requiring two signatures on checks, not signing blank checks and sending payment only when an invoice is received.
- Hiring an accounting firm to perform an annual audit. An auditor will look for missing check numbers, missing bank statements, duplicate payments, payments to unfamiliar vendors or suspicious journal entries.
- Adopting an investment policy. A good investment policy protects principal, liquidity and yield.
- Conducting a reserve study and updating it regularly. A reserve study identifies the expected remaining life of each major component, estimates the cost to replace it and the amount that should be saved on a monthly or annual basis.

If you don't want to receive emails from the CAI Alabama Chapter in the , future, please [unsubscribe](#).