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AMERICA'S ADVOCATE FOR RESPONSIBLE COMMUNITIES

**Newsletter | October 2015**

Alabama Chapter of the Community Associations Institute | [www.cai-al.com](http://www.cai-al.com) | [E-mail](#) | 205-965-7692

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Seen @ the CAI-AL September Luncheon

### Thank you to our CHAPTER SPONSORS:

#### Platinum Level



#### Gold Level



#### Silver Level



### New Chapter Executive Director

The Board of Directors of the CAI Alabama Chapter has selected Julia Boehm-McKay as the a new Chapter Executive Director to follow Sharon Granato who had been the Chapter Executive Director from 2012 until this summer when Sharon decided to move to Tennessee to be closer to her family and grandchildren. Sharon will be greatly missed but we are happy to have Julia follow in her footsteps.



Julia is not new to the CAI Alabama Chapter nor the community association industry. She worked for several years as a Community Association Manager at Associa McKay Management and during that time was an active member and volunteer with the chapter.

Julia, a native of Austria, lives with her husband Howard and their two children in Hoover. Julia has her Masters in Business from Johannes Kepler University of Linz, Austria with a major in Entrepreneurship and Business Development.

Julia is excited to be part of the Chapter again and looks forward to being an instrumental part of helping lead and build the chapter in the future.

### Board Leadership Development Workshop!

Learn How to be an even more effective Board of Directors.



The CAI Alabama Chapter will hold a Business Leadership Development Workshop on **Saturday, November 21, 2015 from 8:30 am – 4 pm** at the Alabama Green Industry Training Center at the North Shelby Library. This seminar will be a wonderful learning

opportunity for all board members of condominium and homeowners' associations. In previous years the class has always been well received.

The CAI Board Leadership Development Workshop teaches homeowner leaders how to communicate with association



**Bronze Level**



**Save the Dates**

**November 21**  
Board Leadership  
Development Workshop

**December 2**  
Annual Awards Luncheon  
Aldridge Gardens

**New CAI-AL Members**  
July – September 2015

**Business Partner  
Members**

**Baker, Donelson,  
Bearman, Caldwell &  
Berkowitz, PC**  
Stephen Pudner  
Birmingham, AL

**Burr & Forman, LLP**  
Elizabeth Shirley  
Birmingham, AL

**Manager Members**

**Julie Wright, CMCA**  
Associa McKay  
Management  
Birmingham, AL

**Todd Harvey, CMCA**  
Associa McKay  
Management  
Birmingham, AL

**Mackenzie Leah Wooten**

residents, hire qualified managers and service providers, develop enforceable rules, interpret governing documents and more. It provides a comprehensive look at the roles and responsibilities of community association leaders and conveys information to help create and maintain the kind of community people want to call home.

The following modules will be covered at this workshop:

- Module 1 :Governing Documents and Roles & Responsibilities
- Module 2: Communications, Meetings & Volunteerism
- Module 3: Fundamentals of Financial Management
- Module 4: Professional Advisors & Service Providers
- Module 5: Association Rules and Conflict Resolution

**Please sign up or tell any board members you know about this workshop! We need 15 attendees to hold this class. Cost: \$50. Please register at <http://www.cai-al.com/> by Wednesday, November 11.**

**Nutrient Management in Ponds and Lakes**

*By Shannon Junior, Aquatic Ecologist and Regional Leader*



It is a sad fact that ponds and lakes begin to die on the day that their construction is completed. When flowing water is captured behind a dam embankment, sediment, nutrients, and other pollutants settle to the bottom of the basin and are left behind in the pond, and the cleaner water leaves through the outlet structure. So the fate of the stormwater management ponds in our communities is that they become impaired over time because of their function to filter runoff and protect downstream water resources. This process of nutrient accumulation and pond aging is known as eutrophication, and eutrophic ponds can become a maintenance nightmare.

Unfortunately, ponds and lakes that become over enriched with nutrients are more susceptible to cyanobacteria and nuisance algae blooms, surface biofilms, excessive submersed plant growth, and related oxygen depletion. That “ugly pond” in your community is likely suffering from a severe case of nutrient pollution. Mitigating the effects of nutrient loading is the key factor in

Executive Real Estate  
Management  
Huntsville, AL

#### CAI Membership

Still not a CAI 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!](#)

#### CAI Alabama Chapter Mission Statement

The goal and purpose of the  
Alabama Chapter of CAI is to  
provide education and  
information to community  
association leaders and  
professionals while also  
providing the professional  
members with opportunities to  
market their services and  
network with other members.

#### CAI-AL Board of Directors

**President**  
**Jada Hilyer, CMCA, AMS,**  
**PCAM**  
Associa McKay  
Management

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

**Treasurer**  
**Fields Greer**  
The Green Team, Inc.

successful lake management programs, with phosphorus being the primary concern.

Integrated Pest Management strategies for nuisance aquatic vegetation and algae control include preventive approaches to minimize the amount of nutrients and sediment entering waterbodies. Whenever possible, it is recommended to integrate sustainable, proactive practices into long-term pond management plans in order to improve water quality and minimize the quantity of pesticides required to maintain healthy and attractive ponds and lakes. Unfortunately, though, many of the nutrient inputs to stormwater ponds come from outside of the community and cannot be controlled. And while preventive strategies are widely implemented, they are inadequate to restore ponds that are already impaired. Physical removal of unconsolidated sediment and the associated nutrients (i.e., dredging) is the most direct mitigation strategy and will ultimately be required for every stormwater pond, although it is a major process and can be cost-prohibitive.

There is a new technology available for pond restoration that results in the permanent inactivation of phosphorus. SOLitude was fortunate to be among the first companies in the U.S. to have the opportunity to use an innovative phosphorus binding product called Phoslock. When Phoslock is applied to a pond, phosphorus is permanently removed from the water column, and improves water quality by resetting the eutrophication clock. The product is completely safe for use in the aquatic environment, with no adverse effects on fish, macroinvertebrates, or other wildlife.

In order to implement the most effective phosphorus mitigation strategy with Phoslock, laboratory testing is recommended to assess the water quality entering and within the pond, including the phosphorus levels in both the water column and the sediment. But even when laboratory test results are not available, the product can be applied at a moderate baseline rate on an annual basis as part of an ongoing pond management program. In order to evaluate the effectiveness of this strategy, we applied Phoslock to 100 ponds in 2012, and developed an objective rating system to quantify the results.

Since laboratory test results were not available for these ponds, we instead assessed the management inputs (i.e., labor hours and product quantities) required after the Phoslock applications compared to historical programs as an indicator of phosphorus, trophic status (i.e., ecological age) and water quality. Our assumption was that more eutrophic ponds with poor water quality would require more management inputs compared to ponds with better water quality.

For ponds where there was no obvious difference in water quality and management inputs after the Phoslock application, we used a rating of "Neutral." Ponds where there was an improvement in water quality and reduction in management inputs were rated as "Positive," and ponds with a significant improvement in water

**Secretary**  
**Andy Turner, AMS, PCAM**  
Spaces Management

**At-Large Member**  
**Jeff Boyd**  
Ross Bridge  
Neighborhood Association



quality and a 50% or greater reduction management inputs were rated as "Excellent."

We observed Positive to Excellent results in 83% of the ponds (49% Excellent, 34% Positive) and the remaining 17% were rated as Neutral. As an example of improving the trophic status and water quality over time with repeated applications of the product, one pond had a 50% reduction in management inputs in 2012, an 85% reduction in 2013 and a 99% reduction in 2014 compared to the 2011 program.

Moving forward, we will continue to integrate Phoslock as part of our management programs to reduce phosphorus, improve the trophic status and ultimately improve water quality in our clients' ponds and lakes. Although Phoslock is not always less costly than herbicides from a short-term financial standpoint, we feel that a more environmentally sustainable strategy is the best value that we can provide for a long-term management program.



*Shannon Junior is an experienced Aquatic Ecologist with SOLitude Lake Management and can be reached at [sjunior@solitudelake.com](mailto:sjunior@solitudelake.com). SOLitude Lake Management is committed to providing full service lake, pond and fisheries management services that improve water quality, preserve natural resources, and reduce our environmental footprint. Learn more at*

*[www.solitudelakemanagement.com](http://www.solitudelakemanagement.com).*

#### **Seen @ CAI-AL September Luncheon**

A big thank you to our member and speaker John Christopher Batts from BB&T Bank speaking on "Mortgage Disclosure Requirements affect HOAs and Condo Associations". It was a very informative talk. Thank you also to our title sponsors Allied Barton and Baker Donelson and all the attendees for making this another great luncheon.



[Click here](#) to view more pictures of the event.

We look forward to seeing you at the Annual Awards Luncheon on Wednesday, December 2, 2015. Please save the date! More details will be coming soon!

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