



The Elite Insider

Inside this issue:

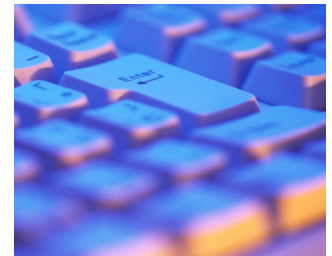
<i>New Website will enhance communication</i>	1
<i>Elite on Facebook</i>	1
<i>Establishing a Community Watch Program</i>	2
<i>Industry Data— National Statistics</i>	2
<i>2011 Calendar of Events</i>	3
<i>NC Legislature</i>	3
<i>Spring Fling Success</i>	3

New websites will enhance communication

We are pleased to announce an upgrade to the Association's websites. Your Association's website is designed to keep you informed about your neighborhood, communicate with neighbors and manage all of your community living. They will still have the same important information that the other sites contained— such as legal documents, forms, architectural guidelines and contact information. The new sites will also allow each homeowner the ability to access their own personal ledger information and property history in real time. Your websites include a community calendar, e-mail blast capabilities and more.

Your Association Website Includes Features to...

- ◆ Safely pay your assessments online via eCheck or credit card
- ◆ Recurring assessment payments can be created, modified and viewed
- ◆ Access your account transaction history in real-time
- ◆ View a directory listing for Homeowners, clubs, committee, teams etc.
- ◆ View your events calendar neighborhoods upcoming event in your community
- ◆ And Much more



www.elite-mgmt.com

To go to your website simply go to www.elite-mgmt.com. Click on the tab at the top of the page called "Communities".

Go to the middle of the page and find your community in the drop down bar to get started!

Elite Management Professionals, Inc. AAMC
•1401 Sunday Drive, Suite 116, • Raleigh, NC 27607

Find us online at
www.elite-mgmt.com,
Facebook and Twitter
Phone (919) 233-7660
Fax (919) 233-7661

Office Hours
Mon.-Thurs. 8:30-5:30
Friday 8:30-1:00

Emergency Maintenance
Number (919) 634-4545

Elite Management Professionals is on Facebook

Elite is continuing to grow its online presence. The social medial site works in conjunction with our website. Information about our company and events will be on both sites.

Please go to Elite Management Professionals on Facebook and receive updates on board seminars, open houses, calendar of

events, charity events, photos and other exclusive updates.

Online social networking is growing in popularity and allows its users to connect and communicate information with others like friends, family, and co-workers.

To "like" Elite Management

Professionals please visit www.facebook.com/pages/ELITE-MANAGEMENT-PROFESSIONALS-INC/178530094976 or for easier access go to our website and click on the Facebook connection under Latest News.



Establishing a Community Watch Program



Does your community have a healthy Community Watch Program?

Intent of Community Watch

- ◆ Build a partnership with the community to reduce crime and improve livability
- ◆ Instill a greater sense of security while reducing the fear of crime
- ◆ Create a “sense of community” and put the “neighbor” back into neighborhood.

Organizing a Community Watch (CW) Program

- ◆ Establish the Need for a Community Watch program
- ◆ Select a Chairperson and

Block Captains to organize the Community Watch

- ◆ Select a location, date and time to hold the CW Start-up meeting
- ◆ Contact the Crime Prevention Officer to present the CW Program to the group.
- ◆ Prepare an agenda and invite your neighbors to the CW meeting.

What makes a Community Watch Program Successful?

- ◆ Must get everyone in the community involved
- ◆ **Communicate** with the

CW Participants– Most Important Action!

- ◆ Hold regular meetings
- ◆ Develop a website to help keep your neighbors informed.
- ◆ Encourage social events so neighbors can meet each other. Get to know your neighbors.
- ◆ Notify a trusted neighbor when you are going away so they can watch the house and pick up the mail and newspapers.

Contact <http://www.nccrimecontrol.org>

Industry Data– National Statistics

Did you Know?

**In 1970 there were approx. 10,000 Communities in the US.
In 2010 there are approx. 309,600**

Estimated number of US Association– governed communities and residents:

Year	Communities	Residents
1970	10,000	2.1 million
1990	130,000	29.6 million
2010	309,600	62 million

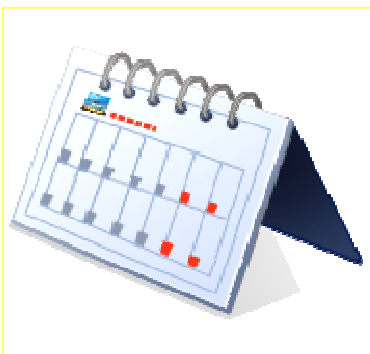
Association-governed communities include homeowner association, condominiums, coop-

eratives and other planned communities. Homeowner associations and other planned communities account for 52-55 percent of the National totals. Condominiums for 38-42 percent. Other interesting statistics:

- ◆ Estimated number of community association managers: 60,000

- ◆ Estimated number of community association management companies: 10,000
- ◆ Number of management companies in NC with AAMC designation: 10 (Elite is one of them!)
- ◆ CAI estimates that 15-25 percent of communities are self managed.

2011 Calendar



Tuesday, April 5

Raleigh Town Planning– Quarry Expansion Discussion

Saturday, April 9

Triangle MS Walk– RBC Center– Please plan to join the Elite Diamond Squad

Friday, April 22

Elite Management Professionals Office Closed in observance of Easter

May 4-7

CAI’s 60th Annual Conference and Exposition– Boca Raton, Florida

Tuesday, May 3, 6:30PM at Elite Conference Room

Board Member Seminar and Orientation

Please contact Dawn Hatcher to sign up at dawn-hatcher@elite-mgmt.com

NC Legislature

The North Carolina legislature is back in session and there are numerous bills that have been introduced that impact homeowners associations. The following is summary of the legislation that has been introduced as of 21 March and the Legislative Action Committee's positions on each (SB=Senate Bill, HB=House Bill).

SB 373 "Community Associations Managers Licensing Act". This is the same bill that the LAC has been trying to get passed for several sessions. It will be introduced today by Senator Apodaca, and the LAC urges your support.

HB 183 would make it illegal for homeowners associations to use foreclosure as a collection tool under any circumstances. While this bill has a slim chance of passage, the LAC will continue to monitor it, as it would have a devastating effect on homeowners associations

and condos in NC. The LAC urges you to write your senator and house member against this bill.

HB 165 is the legislation that has been introduced as a result of the hearings of the House Select Committee on Home Owners Associations. While well intended, the additional regulations and reporting requirements of this legislation will create undue hardships for homeowners associations and condo communities and the LAC urges its defeat in its current form.

HB 282 would prohibit homeowners associations from controlling the installation of solar and water saving devices in homeowners associations. While this bill is unlikely to pass, the LAC will continue to monitor this bill and opposes it, should it move forward.

To find and contact your house member, go to <http://www.ncga.state.nc.us/>

[house/house.html](http://www.ncga.state.nc.us/house/house.html).

To find and contact your senator, go to <http://www.ncga.state.nc.us/Senate/Senate.html>.

If you wish to review any of the bills discussed above, go to: <http://www.ncga.state.nc.us/Legislation/Legislation.html>.

We encourage each of you to take time to get involved in the legislative process.

Note: *While we encourage everyone to participate and make your opinions known, it is clear that our state representatives are especially interested in the comments of homeowners and community leaders. Please feel free to share the information with other members of your community as you find appropriate.*

Excerpt from the NC CAI-HOA Website



Bills introduced that impact Homeowners Associations.

"We encourage each of you to take time to get involved in the legislative process."

Spring Fling Success

This year's Spring Fling was outstanding. Our speakers addressed topics that were of great importance to the leaders of our Communities. We appreciate Hope Carmichael, John Brown, Gary Woodlief and Officer Porter for their interesting presen-

tations. We want to thank the Backyard Bistro for once again providing us with outstanding food for the event. Everyone left with a raffle prize at the end of the night. Thanks to Trugreen, Pool Professionals, Still Water Pools, Valley Crest and the

Backyard Bistro for the raffle prizes.

Comment from Board member- "What a fantastic evening! I am so glad I could make it. Elite is an excellent property management co. We are so lucky to have you as our partner. Thanks!



2011 Spring Fling