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Elite Management Professionals, Inc.

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NC Public House Hearing on HOAs

In 2009, the North Carolina legislature established a special committee to deal specifically with community associations. Across the nation there is a growing trend for state legislature to consider increased regulation related to manager licensing, the responsibilities of developers, required reserve funds, green issues such as clotheslines, and to what extent should state laws supersede the association's covenants. The committee will be conducting hearings across the state and will be using the results of these meetings to craft new regulations of North Carolina communities.

On February 2, 2010, a Public Hearing was held for the House Select Committee on HOAs. Attendees were encouraged to share their positive experiences with their community association. Most comments focused on issues of better disclosure to homeowners of association responsibilities, not hurting the ability for associations to collect assessments, and manager licensing.

On February 16, 2010, another Public Hearing was held for the Committee. The following items were discussed.

Solar Access Laws

There was discussion of the bill that passed last session (HB 1387) that placed restrictions on banning solar devices. Some suggest the statute's language on the location and screening of the devices is vague and confusing. Such technology could significantly reduce the solar footprint of residences and possibly entitle the owner to tax credits and reduced bills.

Homeowner Association Complaints by the Department of Justice, Consumer Protection Division

There was discussion of complaints received by consumers to the Attorney General's Office. The categories of complaints included services by HOA's, including mowing, painting, management companies, etc.; fees charged by HOA and billing practices, including increased assessments, record keeping, mishandling of money; and foreclosures, including receipts of notices of foreclosure and what will happen.

Foreclosure on Homeowners Association Liens

There was discussion about the assessment and lien process. Comment was made that the process should be changed to include others in the collections process, such as an appointed commissioner, association trustee, specifying who can bid at the lien foreclosure sale, and specifying when the right to redeem the property expires.

Schedule of Upcoming Meetings Public Hearings for the House Select Committee on HOAs.

March 4, 2010
March 31, 2010
April 14, 2010

Meetings begin at 1:00pm and will be held in the Legislative Office Building, 300 N. Salisbury Street, Raleigh, NC Room 421 LOB

Step into Spring: *Elite Management Professionals* Spring Fling Seminar

Elite Management Professionals invites you to attend a Spring Fling Seminar. Backyard Bistro will provide food and refreshments. Come enjoy time with others in the HOA Industry. Several local professionals will be speaking on major points of interest for community leaders .

Speakers include: Dave Harvey of Pool Professionals, Inc. , Blair Davis of Harmony Landscape Group, Inc., and Randy Etheridge, Etheridge Pest Services. HOA Attorney Roger Knight will discuss the latest changes in the laws affecting NC Homeowners Associations.

When: April 12, 2010

5:00-8:00

Where: 1401 Sunday Drive, Suite 116

Raleigh, NC 27607

(Directions: Edwards Mill Road to Trinity Road, left onto Sunday Drive, left onto Kingdom Drive.)

RSVP by
April 7th, 2010
919-233-7660

or

dawnhatcher@
elite-mgmt.com



Future seminars will cover:

- New Industry Legislation and Conflicts of Interest (Special guest speaker, Roger Knight)
- Community Financial Planning, Contracting, and Budgeting

Time and Dates TBD

UPCOMING CALENDER OF EVENTS

MARCH 4 and 31, 2010
House Public Hearing on HOAs

APRIL 12, 2010
Elite Spring Fling
5pm-8pm

APRIL 14, 2010
House Public Hearing on HOAs

APRIL 28-MAY 1, 2010
CAI National Conference in Las Vegas, NV

MAY 4, 2010
New Board Member Orientation

For additional info please contact our office.

Visit your Association Website Today!

The private association websites for each community are up and running. Check them out today for immediate access to important documents and community information.

To login , please complete the log-in request at www.elite-mgmt.com.

Click on Communities and the login request screen is located on the Member Registration page. If you have any questions, please contact your Community Manager.