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Monday-Thursday 8:30-5:30

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INFORMATION IN THIS ISSUE:
 SPRING FLING LINEUP, NEW COLLECTION PROCEDURES,
 CALL FOR BLOOD DONORS, & CALENDAR OF EVENTS,



SPRING FLING...LINE UP OF SPEAKERS



We have a really exciting line up of local experts for the
Elite Spring Fling on April 5, 2011 from 5:30 pm-8:00 pm.
 Please plan to attend for a very informative evening filled with industry specialists,
 great food and raffle prizes.

Introducing our Speakers for the Spring Fling:

Hope Derby Carmichael – Jordan Price Wall Gray Jones & Carlton

Mrs. Carmichael is a leading authority on legal issues affecting condominiums and homeowners associations in North Carolina. She has litigated hundreds of cases in her career involving architectural and general covenant enforcement, collection of assessments, and corporate and development issues. She will be addressing board meeting procedures, following parliamentary procedures, open meeting requirements and answering questions.

John Brown – BMP East

John Brown started BMP East, specializing in storm water management, after years of living on the East Coast and observing the damaging effects of poorly managed water resources. They provide an ongoing effort to better the quality of water, improve coastal living and protect the environment. John will describe the roles of storm water retention ponds, the importance of maintenance and proper management and also educate the Board members about BMP management and liability concerns.

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SPRING FLING– LINE UP (cont. from page 1)

Gary Woodlief– North State Bank

Gary Woodlief serves North State Bank as senior vice president and chief business development officer for CommunityPlus, a division created to serve the banking needs of community association management companies. Mr. Woodlief will cover several subjects including how an association may secure loans for capital projects, investment strategies and financial focus for homeowner association's growth and stability.



Senior Officer G.T. Porter– Crime Prevention and Community Relations

Officer Porter, with the City of Raleigh Police Department, will discuss the steps to setting up a Neighborhood Watch program and how to keep your home and your neighborhood safe. He will answer questions on recent criminal activity and concerns regarding local trends of crime and theft.



COLLECTION PROCEDURE CHANGES

Recent changes in the Federal Courts' interpretation of the Fair Debt Collections Practices Act (FDCPA) necessitate that the time frame change after the initial contact between the association attorney and the debtor (delinquent homeowner). Currently, once the homeowner account is turned over to the attorney, the attorney sends a demand letter to the debtor giving the debtor ten (10) days to pay before a lien is filed. This time delay will change to thirty (30) days under the new interpretation. As a result of this, the association would have to wait another thirty (30) days from the initial demand letter before a lien could be filed. Therefore, the certified letter that Elite Management Professionals sends as a final notice before the file goes to attorney, will serve as the demand letter and clearly state that within 30 days of that notice a lien will be filed. The file will be turned over to the attorney if no payments are received and payments arrangements are not made. Within 30 days from this date of the final notice, the attorney will file a lien against the property.

Did you know that?

U.S. census data shows Raleigh is the fastest-growing major city in N.C. with a 46 percent population growth since 2000.



**American
Red Cross**

BLOOD DRIVE REQUESTS— BY KATIE DOMINELLO



**American
Red Cross**

“I’m glad someone else does it, I’m too busy today, I hate needles!” These are all the excuses that I would find not to donate blood. In May 2009, my perspective on blood donations changed dramatically when my father was diagnosed with leukemia. During my father’s battle with leukemia he received over 100 blood transfusions. This allowed me to spend one more year with my father that I wouldn’t have had without the generosity of blood donors. I’m glad they didn’t have the same excuses I would make. My father was continuously impressed and grateful for those who donated blood and who allowed him to fight the fight. My personal experience has given me and the other Elite team members the commitment to give blood every 56 days (the minimum period between donations). We are asking for your assistance to generate enough donors to participate in our blood drive April 5th.

We need a total of 35 pledges and with your help we know we can do this and affect the lives of so many people who are in need. Contact us at 233-7660 to find out more details on signing up for April 5th. Thank you in advance for your commitment and helping us spread the word!

We look forward to seeing you April 5th!

CALENDAR OF EVENTS

Tuesday, March 8– Fat Tuesday

Sunday, March 13– Daylight Savings Time Begins

Thursday, March 17– St. Patrick’s Day

Tuesday, April 5, 2011 5:30PM -8:00PM

Elite Spring Fling

Informative Speakers, food and fun! Save the Date!

Tuesday, April 5, 2011

Raleigh Town Planning—Quarry Expansion Discussion

Saturday, April 9, 2011

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

Friday, April 22, 2011

Elite Management Professionals Office Closed in observance of Easter

May 4-7, 2011

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

Tuesday, May 3, 2011– 6:30PM at Elite Conference Room

Board Member Seminar and Orientation

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

