

SUPPORT  
CA-PAC  
TODAY!

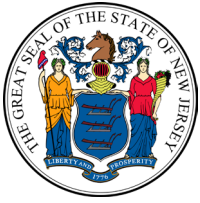


CA-PAC

*Community Association*

*Political Action Committee*





## MID-SESSION UPDATE

**New Jersey is in the middle of its 2016-2017 legislative session, and CAI-NJ is hard at work on some of our top priorities, including:**

### Municipal Services

CAI-NJ is advocating for advancements in the municipal services provided to your community including the maintenance of fire hydrants.

### Delinquencies and Expedited Foreclosures (S 1832)

We are closer than ever to working with the banks and lenders to maintain vacant units and assume responsibility for maintenance fees. We are also pushing to include rent receiverships as an option.

### Board Elections "Radburn" (S 2492/ A 4091 also S 1805/ A 3163)

This legislation would alter the community association nomination and election process. Radburn is a community in North Jersey with a controversial election process that is the center of these bills.



## CURRENT EVENTS

**While CAI-NJ remains committed to our 2016 goals, we continue to protect our communities from proposals that could add to your cost of living.**

### Some examples include:

#### Insurance Deductibles (A 3683)

This legislation deals with the Association's ability to transfer the deductible to homeowners in condominium associations.

#### Security Cameras in certain common interest community lobbies (A 3431)

Is your community considered in this legislation? If

passed, certain communities in high crime areas of our state will be required to install security cameras in designated areas.

#### Snow Contractor Indemnification (S 181)

If passed as presently worded, snow contractors would be indemnified for any damage or injuries as a result of their snow removal/ ice control operations. CAI-NJ is involved in a coalition with several other organizations to meet with our elected officials and make sure our communities are protected.

#### Rain Sensor Installations (A 1484)

If you have a community controlled irrigation system, you may be required to install rain sensors to your system.



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## YOUR CONTINUED SUPPORT OF CA-PAC RAISES THE PROFILE OF NEW JERSEY'S COMMUNITY ASSOCIATIONS!

To learn more about CA-PAC, please contact Laura O'Connor  
at [laura@cainj.org](mailto:laura@cainj.org) or 609.588.0030.

**"Are you willing to give \$1 per door to CA-PAC to protect  
your community association's interest in Trenton?"**

**--James Rademacher, CA-PAC President, Rezkom Enterprizes**



### CONTRIBUTION FORM

Community/Company: \_\_\_\_\_

Individual Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Occupation: \_\_\_\_\_ Employer: \_\_\_\_\_

Employer Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Management Company Name: \_\_\_\_\_  
(Community Association's Only)

☐ Individual..... \$25-\$100 \$ \_\_\_\_\_  
• Community Manager  
• Board Member  
• Homeowner

☐ Business Partner .....\$250-\$500 \$ \_\_\_\_\_

☐ Management Company ..... \$500 \$ \_\_\_\_\_

☐ Community Association..... \$ \_\_\_\_\_  
(Suggested contribution \$1 per unit)

☐ Other ..... \$ \_\_\_\_\_

**Please make your CORPORATE or  
PERSONAL CHECK payable and mail to:  
CA-PAC, 500 Harding Road, Freehold, NJ 07728**

☐ DO NOT INCLUDE MY NAME OR COMPANY ON THE LIST OF CA-PAC CONTRIBUTORS

The New Jersey Election Law Enforcement Commission requires us to collect and report the name, mailing address, occupation and name of the employer of contributors whose contribution exceeds \$300 in a calendar year. Contributions to CA-PAC are not deductible for federal income tax purposes. Contributions are not limited to suggested amounts. CA-PAC will not favor nor disadvantage anyone based upon the amounts or failure to make PAC Contributions. Voluntary political contributions are subject to limitations of ELEC regulations. CA-PAC contributions are not considered payment of CAI dues.





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500 Harding Road  
Freehold, NJ 07728

Dear CAI-NJ Members,

For close to twenty years, the Community Association Political Action Committee has been the political arm of the New Jersey chapter of Community Associations Institute. As you may know, our legislative efforts in Trenton are vital to the future of the community association industry. Many of our elected officials lack a fundamental understanding of community association issues and many competing trade associations such as the realtors, homeowners, and bankers have large PACs and have been raising funds for many years. It is critical that we constantly work to be the authoritative voice on the issues that impact our members.

CA-PAC represents 6,700 community associations where approximately 1,350,000 residents live in 519,000 homes in New Jersey. When the legislature considers amending the laws that govern community associations members of the legislature should turn to CAI-NJ for advice. One way we can educate these legislators and grow awareness of our industry is with a strong Community Association Political Action Committee (CA-PAC).

By pooling our resources we achieved our 2016 fundraising goal and raised over \$30,000. The money you contribute ensures that people who understand the community association industry are elected or reelected to serve in Trenton. I challenge you to join me in preserving the future of the community association industry by contributing to CA-PAC. With your support we can surpass our 2016 fundraising goal in 2017. Please send in your contribution today.

Thank you,

James Rademacher  
President, Community Association Political Action Committee