LEGISLATIVE UPDATE

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In last month's *Legislative Update* column I reported that we had been made aware of a state legislator who intends to introduce legislation to mandate proper training of members of New Jersey's many common interest community governing boards. Members of CAI's Legislative Action Committee-NJ (LAC) and our lobbyist have been in communication with this legislator's office and will be involved in shaping this legislation. Not coincidentally, this legislator lives in a common interest community and sees first-hand the job the Association's Board and property manager are doing for that association.

It goes without saying that our *homeowner leaders* play a vital and necessary role in the daily governance of our homeowner associations. These volunteers attend countless meetings, answer daily telephone calls and letters from their neighbors, and are generally depended upon to ensure the peaceful enjoyment and maintenance of the value of their homes, all without compensation and often without the credit they deserve. It is suggested, however, that all board members could perform these volunteer tasks more efficiently and effectively if they received proper and timely training. To be sure, there is no better training than what you receive "on the job", but for newly elected/appointed board members who must jump right into what often are difficult situations in their communities, early training and orientation can assist those new board members in being prepared to properly perform their tasks from the day they join the board.

I invited feedback from our readers and constituents on what that training or orientation should look like. The clear message we are hearing is that any such legislation mandating board member training must attain a fair balance between the benefits of training and the recognition of the time constraints already put on our volunteer homeowner

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leaders. In a time when it is sometimes difficult to recruit new board members to serve on our governing boards, the last thing we want to do is further discourage our vital volunteers from serving.

One way for board members and managers to be prepared to properly discharge their duties is to stay educated and current on the ever-changing laws and regulations affecting the common interest communities they serve. While it is certainly important to rely on Association legal counsel for advice in navigating and complying with the various laws and regulations that apply, CAI offers many educational opportunities that also serve as important resources to our board members, property managers and other association professionals. As you've likely read elsewhere in this issue of *Community Trends®,* CAI is spon-

soring several Legislative Update programs this year which are open to CAI members and non-members alike at no charge. They each will include a review of legislative and regulatory developments from last year, and a look ahead to what we can expect from Trenton in 2018. They will be held on March 27, 2018 in Toms River, April 3, 2018 in Somerset, April 10, 2018 in Mays Landing, and April 17, 2018 in Monroe Township.

A topic which will be discussed at these programs (just in time for pool season) will be the new changes and reg-ulations adopted by the New Jersey Department of Health dealing with Public Recreational Bathing. As you will learn from reading the article in this issue by Beth Barnett and Ben Basch from American Pool, these new regulations apply to public pools and, in many instances, pools located in private common interest communities. Make sure you discuss this with your pool vendor and your legal counsel to ensure your association is in compliance with these important rules.

Happy Spring! Talk to you next month…■