

Community Trends®



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LEGISLATIVE UPDATE

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Reported in last month's Legislative Update column that one way for association board members and property 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. Of course, this preparation is also required of all association professionals, including lawyers, accountants and engineers.

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 to the daily operation of common interest communities, CAI offers many educational opportunities that also serve as important resources to our board members, property managers and other association professionals. CAI-NJ and the LAC presented four informative Legislative Update sessions across the state last month. Attendance at all four exceeded our expectations, and the feedback from the attendees has been great. We even had a few elected officials attend! Educational sessions like these present important and productive opportunities for us to connect directly with our constituents, and to address their questions in a forum that benefits all who attend.

In addition to the legislative update programs, CAI offers other timely educational opportunities on hot topics of the day. For instance, a topic which was discussed at these programs as well as two other sold out Community Academic Institute seminars last month (just in time for the upcoming pool season) was the new changes and regu-

lations adopted by the New Jersey Department of Health dealing with Public Recreational Bathing. These new regulations apply to public pools and, in many instances, pools located in private common interest communities. Make

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sure you discuss this with your pool vendor and your legal counsel to ensure your association is in compliance with these important rules.

So, one way to keep your community competitive is to stay abreast of the ever-changing laws, regulations and pending legislation that impact the daily operation and governance of your community by taking advantage of the many educational offerings presented by CAI.

Speaking of staying informed and competitive, I tuned in to a webinar last month presented by CAI-National's Government and Public Affairs Office and learned some very interesting factoids. For instance, New Jersey is one of 8 states that has legislation pending dealing with

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the issue of electric vehicle charging stations; is one of 9 states with legislation pending which proposes licensure of property managers; is one of 7 states with legislation pending dealing with solar panels; and the only state with legislation addressing the nagging issue of "zombie foreclosures". I've also learned that community associations in New Jersey make tremendous contributions to the nation's economy. In New Jersey approximately 1.37 million people live in 6,800 common interest communities, generating an estimated \$1.8 billion dollars in housing-related services. This ranks New Jersey 17th in

the nation in this category. Hooray for New Jersey!

One more thing...several members of the NJ LAC will be attending CAI's Advocacy Summit in Washington D.C. on May 8 where we will have the opportunity to meet with our Congressmen and Senators and their staff to ask them to support legislation that benefits our constituents and to oppose legislation which does not. Those legislative and regulatory issues include assessment lien priority, disaster assistance, HAM radio regulation, and hostile environment prevention.

Stay tuned! Talk to you next month... ■