

# Community Trends®



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## LEGISLATIVE UPDATE

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The September issue of *Community Trends*® is my favorite of the year...there's always so much good stuff in it! It's commonly known as the "LAC" issue because all of the articles are about legislative, regulatory and legal issues affecting common interest communities in New Jersey, written by members of our own CAI Legislative Action Committee – NJ. This year's issue doesn't disappoint, as it's chock full of interesting and informative information to keep you informed and prepared to meet the challenges of living and working in common interest communities. These are some of the issues you'll read about in these pages:

- **Foreclosure reform:** One of the LAC's legislative priorities, the problem of "zombie foreclosures" continues to plague our communities. **Thomas Martin**, a lawyer and former chair of the LAC, reviews this issue, explains our attempts to bring relief to our communities through pending legislation, and updates us on the status of those efforts.
- **Board member training:** As I've previously reported in this column, an effort is underway to introduce legislation that will mandate board member training for New Jersey's common interest communities. **Paul Raetsch**, a homeowner leader member of the LAC and former President of his HOA Board, will discuss the history of this issue, the pros and cons of mandated board member training, and our efforts to participate in the crafting of this legislation.
- **"Adequate Reserves" and "Benefits Derived" definitions:** For many years the subject of much confusion and debate

by practitioners involved in transitioning new communities, lately we have made great progress in our joint effort with the New Jersey Builders Association to better define these important terms. **Michael Pesce**, a former President of the CAI-NJ chapter and the President of Associa-Community Management Corp., explains the need for revised definitions of these concepts in DCA regulations, our joint efforts with the Builders on this and other important issues, and the status of our efforts to convince the DCA to adopt these new definitions.

- **Relationship between the Board and its legal counsel:** **Steve Kroll**, another homeowner leader member of the LAC and current President of his HOA Board, discusses the importance of this relationship, and how to get the most out of it for the betterment of your community.
- **UCIOA Revisited:** Many of you have been around long enough in our industry to remember the years-long effort to pass a uniform bill that covered all aspects of governance of condos, townhomes, cooperatives, and HOAs, and recall what a frustrating and exhausting process it was. **David Ramsey**, a lawyer and well-respected long-serving CAI loyalist and veteran of that earlier war over UCIOA, reports on revived efforts to adopt a uniform statute to cover all forms of common interest ownership, but this time on a smaller step-by-step scale.
- **Electric Vehicle Charging Stations:** Advancing energy technology brings with it both benefits and complications, and this topic is a good example of that. **Matthew Earle**, a

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lawyer and the LAC's go-to resource on tech issues, reports on legislative efforts to promote the use of electric vehicles, and how those laws would affect our communities.

This is the issue of *Community Trends*® you should keep on the top of the legislative and legal resource pile on your desk at all times. Many thanks to the authors of the articles in this issue, and all members of the LAC, for their unselfish

and tireless efforts on behalf all of us who live and work in common interest communities in New Jersey. I encourage you to share the information in these pages with your board members, homeowners, property managers, and legal and accounting professionals. This issue and the information it provides is just another example of the many great benefits of membership in CAI.

Hope you had a great summer! See you here next month... ■