

Community Trends®



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LEGISLATIVE UPDATE

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The topic of legislating mandatory training for board members has been hotly debated by the LAC these past several months. We have been researching and investigating ways to maximize the benefits of such training, both to the trustees and to the members they serve, and to minimize the burden (in cost and time) on our homeowner leaders.

Until that training framework is established, one way for board members (and their community 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 sponsoring 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 and Washington in 2019. They will be held on April 2, 2019 in Mays Landing, April 9, 2019 in Manchester, April 16, 2019 in Monroe Township, April 23, 2019 in Somerset, and September 12, 2019 in Cherry Hill.

One of the topics which will be discussed at these programs

will be our ongoing quest to reform foreclosure procedures on vacant units within common interest community associations. A bill was just introduced which will speed up the foreclosure process on those vacant units, and another was recently

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introduced which would extend the super-lien priority, which is currently only available to condominium associations, to townhome and homeowner associations.

Another topic to be discussed (just in time for pool season) will be a new law just signed by Governor Murphy revising the regulations adopted last year by the New Jersey Department of Health dealing with Public Recreational Bathing. As you know, those regulations apply to public pools and, in many instances, pools located in private common interest communities. This new law softens the impact those regulations have on common interest communities and how they operate their swimming pools.

Yet another topic to be discussed is our continuing effort to expand the municipal services provided to common interest communities in New Jersey. A law was passed in 2017

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called the *Water Quality Accountability Act* which requires water purveyors (such as municipal utility authorities and private water suppliers) to annually inspect, test and flush the fire hydrants they serve, even those in common interest communities with private streets. We are seeking uniform enforcement of that law so that our common interest communities are not unfairly saddled with that responsibility and its attendant cost.

Of course, these are just a few of the topics to be discussed at these upcoming educational seminars. We invite you to attend one (or more!) of them. They provide an important (and free!) way for you to be the best homeowner leader or community manager you can be. We hope to see you there...

Oh, and don't forget to contribute to the CA-PAC (NJ's CAI Political Action Committee) to support our legislative efforts on your behalf! ■