

Website: www.caiswva.com
 Email: info@caiswva.com
 Phone (540) 339-1224 (1CAI)

February 2018 Volume 5, Issue 1

The Presidents Report

Inside this issue:

Presidents Report	1
Calendar of Events	2
Coffee Talk w/ VBS	3
2017 Business Summit & Annual Meeting	4
Coffee Talk with Steve Moriarty	5
Congratulations!	6
Fair Debt Collection	7
Coffee Talk w/ Mike May	8
Sponsors	8-12
Content Policy	12
Advertisement Rates	13
Board of Directors	14



Greetings!

Our 2017 Annual Meeting Luncheon and Business Summit was a success. We are so grateful for all of our sponsors who were able to join us and present to the attendees on their businesses and areas of expertise. The Board of Directors is pleased that John Byers agreed to serve another term on the Board of Directors and was reelected at the Annual Meeting. His contributions are incredibly valuable to the Board and the Chapter.

As we look toward 2018, we are excited to focus on more education opportunities through our Coffee Talk format, which resulted in an excellent turnout in 2017. We will be covering topics for Board members and community volunteers on topics such as Roofing and Amending Documents and Resolutions, as well as topics for managers such as Data Management. We also look forward to holding a Board Training class in 2018, as well as our 2018 Annual Meeting Luncheon and Business Summit.

On behalf of the Board of Directors of the Southwest Virginia Chapter of CAI, we thank you for your continued support and involvement in this organization and look forward to a successful 2018 together.

Warmest Regards,
 Christina L. Greene, *CMCA, AMS, PCAM*
 President; Southwest Virginia Chapter of CAI



September 2018 Newsletter

The deadline for the submission of advertising, articles, announcements or other newsletter content for the February 2018 newsletter is August 1, 2018. Additional information in the Newsletter Content Policy on page 14.





2-22-2018
 COFFEE TALK
 With VBS Roofing, Inc.
 9:30 am - 11:00 am
 South County Library
 Roanoke, VA

3-15-2018
 COFFEE TALK
 With Steve Moriarty
 9:30 am - 11:00 am
 South County Library
 Roanoke, VA

5-9-2018 - 5-12-2018
 CAI ANNUAL CONFERENCE &
 EXPOSITION
 Washington D.C

7-12-2018
 COFFEE TALK
 With Michael May
 9:30 am - 11:00 am
 South County Library
 Roanoke, VA

7-26-2018 - 7-29-2018
 VIRGINIA LEADERSHIP RETREAT
 The Omni Homestead
 Hot Springs, VA

11-2018
 TBD
 BOARD TRAINING
 South County Library
 Roanoke, VA

12-2018
 TBD
 BUSINESS SUMMIT &
 ANNUAL MEETING
 Blue 5 Restaurant
 Roanoke, VA

2018 Committees

**Annual Meeting &
 Business Summit
 Committee:**

Treana Gibson-White
 Chrissy Greene

**Continuing Education
 Committee:**

Treana Gibson-White

**Legislative Action
 Committee (LAC):**

Steve Moriarty
 Jerry Wright

Membership Committee:

Treana Gibson-White
 Chrissy Greene
 Tim Penick

Sponsorship Committee:

Tim Penick



Wednesday, February 21, 2018

9:30 am - 11:00 am

Event Sponsored By:



Association Services

Lets Talk Roofs!

- Flashing
- Types of Shingles
- Warranties
- Scope
- Specifications

With special guest speakers from:

Virginia Building Services of Roanoke, Inc.

2 CONTINUING EDUCATION CREDITS

REGISTER AT WWW.CAISWVA.COM

2017 Business Summit & Annual Meeting





Thursday, March 15, 2018

9:30 am - 11:00 am

EVENT SPONSORED BY:



Amending Documents

*Amendments vs Resolutions

*What to Record and/or Re-draft vs Amendments

*New Laws Impacting Governing Docs

*Critical Issues Info Needed In Drafting Amendments

*Strategies/Information on Getting Approvals

With special guest speaker

Steve Moriarty with Chadwick, Washington,

Moriarty, Elmore & Bunn PC

2 CONTINUING EDUCATION CREDITS

REGISTER AT WWW.CAISWVA.COM

CONGRATULATIONS!

The Southwest Virginia Chapter would like to give a huge congratulations to one of our former Board members and current CAI SWVA Member Maureen Baker, CMCA, AMS, PCAM!

Maureen was appointed to the Common Interest Community Board by Governor Terry McAuliffe in September 2017. She will join Governor McAuliffe's Administration, which is focused on finding common ground with members of both parties on issues that will build a new Virginia economy and create more jobs across the Commonwealth!

Congratulations Maureen!

Common Interest Community

*Maureen A. Baker, CMCA, AMS, PCAM of Huddelston, Owner and Manager, Association Management Solutions, LLC

*Beth Johnson, CPA of Haymarket, President, Johnson, Bremer & Ignacio CPAs P.C

*Eugenia Lockett Reese of Richmond, Real Estate Investor, Re-developer and Realtor, One South Realty Group

*Katherine E. Waddell, CPCU, CPIW, AIC of Henrico, Insurance professional specializing in underwriting and client relations

Fair Debt Collection

Associations make every effort to work with homeowners who are having problems paying their assessments. But sometimes people get behind anyway. You want homeowners to know that the association adheres to the Fair Debt Collections Practices Act (FDCPA), and you do not harass homeowners for unpaid assessments.

Community associations are required to collect assessments, which many state and federal courts consider to be debts. The FDCPA requires those who collect debts from individuals—like homeowners in a community association—to refrain from tactics that might be considered invasive. The FDCPA prohibits the association from:

- * Harassing you
- * Threatening you with violence or harm
- * Publishing names of owners who are delinquent or refuse to pay
- * Annoying you with repeated phone calls
- * Making false statements about you
- * Misrepresenting the amount you owe
- * Depositing your post-dated check early
- * Threatening to take legal action against you when we don't really mean it
- * Providing your personal information to anyone else without your permission

The FDCPA also requires the association to notify homeowners in writing about delinquent assessments. This correspondence must state that it is an attempt to collect a debt, include the amount of the debt and the association's name, and it must state that you have 30 days to dispute the debt in writing. If an association violates any of these stipulations, it could be liable to the homeowner for damages, attorneys' fees, and court costs.

For more information about the Fair Debt Collection Practices Act, visit the Federal Trade Commission's Consumer Information page at www.consumer.ftc.gov/articles/0149-debt-collection.



Thursday, July 12, 2018

9:30 am - 11:00 am

EVENT SPONSORED BY:



South Data Inc

Services Offered

Letter Mailing

Dues Statement mailings

Mass Mailings to Owners

With special guest speaker

Michael May with South Data Inc.

2 CONTINUING EDUCATION CREDITS

REGISTER AT WWW.CAISWVA.COM

Our Sponsors

Platinum Sponsor

Committed to our communities

For 30 years, we have provided products and services specifically designed to meet the needs of property management companies and community associations. You can count on us to be your trusted partner.
BBT.com/AssociationServices



Association Services

Kellie Dickerson, CMCA
AVP, Relationship Manager
757-823-7835 • KDickerson@BBandT.com



Branch Banking and Trust Company is a Member FDIC and an Equal Housing Lender. 
Loans are subject to credit approval. Only deposit products are FDIC insured.
© 2016, Branch Banking and Trust Company. All rights reserved.

Gold Sponsors



Say goodbye to reports!

Interactive Reserve Analysis

Design Management
Associates Inc.
2025 E. Main Street, Ste 218
Richmond, Virginia 23223

dma-va.com
804-644-6404

*DMA offers the only truly **Interactive** reserve management tool in the business.*

*Keep your reserve planning current.
Contact us for a demonstration*



**Consolidated
Construction
Services Inc.**

**24 Hour Emergency Line:
540.725.3900**

"Restoring Order When Disaster Strikes."

We offer:

- Remodels • Mold Remediation
- Fire Damage • Storm & Wind Damage
- Water Damage



Connect with us:

www.Twitter.com/ConConstSvcs
www.Facebook.com/ConsolidatedConstructionServices



www.InsuranceRestorationVA.com

Gold Sponsors



**Michelle O. Baldry,
P.E., PRA, RS**
Northeast Regional Executive Director

4600 N. Fairfax Drive, Suite 304
Arlington, VA 22203

P (844) 701-9884
mbaldry@reserveadvisors.com

www.reserveadvisors.com

Platinum Sponsor

**Reserves on
your mind?**

**Just kick back
and relax!**



Worry free: a state not often associated with capital reserves.

For over 30 years, Miller+Dodson Associates has been partnering with Community Managers to promote Financially Sustainable Communities. Our accurate and easy-to-understand Reserve Studies and practical Strategic Funding Plans make your job easier. Our team of industry experts provides the technical support that you need to guide your clients' toward their goal of financial sustainability.

millerdodson
CAPITAL RESERVE CONSULTANTS

**Contact Miller+Dodson Associates
for a no-obligation quote:**

800.850.2835

millerdodson.com

Platinum Sponsor



CHADWICK
WASHINGTON
MORIARTY
ELMORE &
BUNN P.C.

Attorneys at Law Proudly Representing Community Associations Throughout Virginia and in the District of Columbia.

- Effective, comprehensive legal counsel.
- Full litigation services.

Fairfax
3201 Jermantown Road
Suite 600
Fairfax, VA 22030
703.352.1900

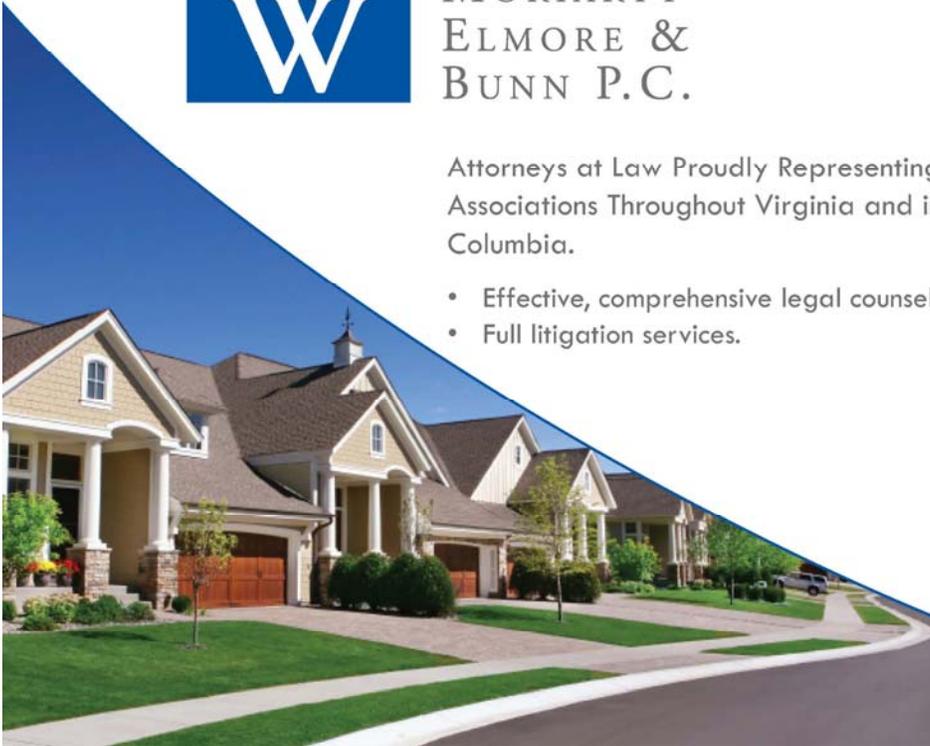
District of Columbia
1250 Connecticut Ave. N.W.
Suite 300
Washington, DC 20036
202.429.0690

Richmond
201 Concourse Boulevard
Suite 101
Glen Allen, VA 23059
804.346.5400

Salem
25 Library Square
Salem, VA 24153
540.857.0600

Fredericksburg
540.834.0003

www.chadwickwashington.com



Platinum Sponsor

Restoring Balance. Enhancing Beauty.



The sunshine and warm weather that we love also contributes to nuisance vegetation and algae blooms in our communities' lakes and stormwater ponds. As part of an annual management plan, our team will not only help restore and maintain balance in your aquatic ecosystem, but also keep your waterbody looking beautiful year-round.

Want to learn more? Download our free guide: *"Your Guide to Sustainable Pond Algae and Aquatic Weed Control"*

www.solitudelakemanagement.com/balance

Water: It's 71% of your world... 100% of ours.

855.534.3545 • solitudelakemanagement.com





Beveridge & Associates
 2350 Electric Road ~ Roanoke, VA 24018
 (540) 777-4877 Roanoke
 (540) 982-5497 Vinton
<http://beveridgeandassociates.com>

Specializing in Community Association Insurance



Newsletter Content Policy

All submissions of announcements for publication in the SWVA CAI Chapter *Community Matters* newsletter are subject to the following guidelines:

- All subject matter must be related to industry related news such as education, certification, promotions, employment changes, Chapter related news, other important or unusual event news, member related news or similar.
- Announcements are only accepted by CAI affiliated community association volunteer leaders, managers, business partners and other industry related sources.
- Each announcement should not exceed 60 words.
- Announcements are to be submitted by the deadlines set for article submissions.
- Anonymous, second-hand or forwarded announcements will not be published.
- Publications are subject to space availability.
- SWVA CAI reserves the right to edit announcements.
- Announcements of activities must be within the past 3 months in order to be published.
- The views of authors expressed in articles appearing in the SWVA CAI *Community Matters* newsletter do not necessarily reflect the views of CAI.
- CAI assumes no responsibility for the statements and opinions of the contributors to this publication.
- The publisher is not engaged in rendering legal, accounting or other professional services.
- An acceptance of advertising does not constitute endorsement of the products or services offered.
- We reserve the right to reject any advertising copy.
- Submissions of articles and announcements are welcomed with the understanding that such material is subject to editing for content and for space limitations.
- References to a website, email addresses, telephone numbers, and similar may only be included in advertisements.

ADVERTISING RATE & SPACE RESERVATION FORM

	Size	Width	Height	SWVA—Member Rate	SWVA—Non-Member Rate
<input type="checkbox"/>	1/16 Page	3 1/4"	3/4"	\$25.00	\$31.25
<input type="checkbox"/>	Business Card	3 1/2"	2"	\$50.00	\$62.50
<input type="checkbox"/>	1/8 Page	2 1/4"	3 1/2"	\$75.00	\$93.75
<input type="checkbox"/>	1/3 Page Square	5"	5"	\$100.00	\$125.00
<input type="checkbox"/>	1/3 Page Vertical	2 1/2"	10"	\$100.00	\$125.00
<input type="checkbox"/>	1/4 Page Vertical	3 1/2"	4"	\$87.50	\$109.50

Contact Name: _____

Company Name: _____

Address: _____

Email: _____ Phone: _____ Fax: _____

Please forward your artwork in **JPEG** format. If applicable, please send company logo in separate **JPEG** format.

Deadline for ad and payment to be included in the September 2018 newsletter – January 1, 2018

Please make checks payable to: **CAI SWVA** and mail to P.O. Box 21391, Roanoke, VA 24018

Send ad copy to: **admin@caiswva.com**

Terms and Conditions: The SWVA Chapter of CAI reserves the right to reject any ad that does not meet the publication's standards. We assume no responsibility for lost or damaged copy or artwork. Ad copy and payment must be received by the deadline date to guarantee inclusion. Payment is due with your ad space reservation form sent to the Chapter office above. Location of ads within the newsletter are subject to space limitations.

CAI—SOUTHWEST VIRGINIA CHAPTER 2018 BOARD OF DIRECTORS

Chrissy Greene, CMCA[®], AMS[®], PCAM[®]

President

Hall Associates, Inc.

cgreene@hallassociatesinc.com

540-982-0011, ext. 155

John Byers, CMCA[®], AMS[®]

Vice President-Elect

Townside Community Management

540-552-4000

jbyersiii@earthlink.net

Treena Gibson-White, CMCA[®], AMS[®], PCAM[®]

Secretary

Gibson & Associates, LLC.

540-206-3721

Gibson@gibsonhoawork.com

Doug Rosier

Treasurer

Stonehenge Homeowners Association, Inc.

540-309-1680

poohr2u@gmail.com

Gary Beveridge

Chapter Director At-Large

Beveridge & Associates

540-777-4877

gbeveridge@beveridgeandassociates.com

Steve Moriarty

Chapter Director At-Large

Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.

540-857-0600

shmoriarty@chadwickwashington.com