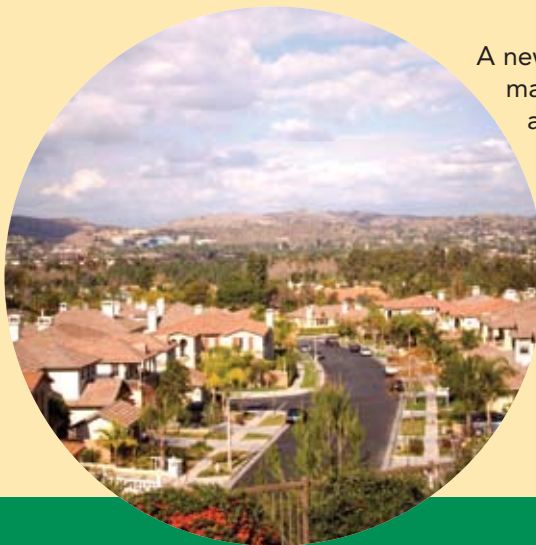


October 29, 2010
Irvine, Calif.



CAI Legal Forum

CALIFORNIA COMMUNITIES



A new, one-day event for California community managers, association board members and other homeowners from Community Associations Institute—the leader in HOA education, advocacy and professional development.

Critical updates on important legal requirements that impact how you work.

Essential information on key legal developments that impact where you live.


community
ASSOCIATIONS INSTITUTE

CAI Legal Forum: California Communities

COMMUNITY ASSOCIATIONS INSTITUTE (CAI), the worldwide leader in community association education, advocacy and professional development, is launching a new event to provide California's community managers and homeowners with essential information on key legal topics. With more than 30 years of industry experience and a member network of homeowners, managers, attorneys and other business professionals greater than 30,000 strong, CAI is in a unique position to provide both a local focus and a global perspective on the issues that affect community association governance and operations.

CAI Legal Forum: California Communities offers two education programs—one for community managers and one for homeowners. Sessions are presented by expert panels, including government officials, seasoned management professionals and members of CAI's prestigious College of Community Association Lawyers (CCAL), a professional organization that represents the very best attorneys in the industry.

Anyone who lives in, works for or provides services to a California community association will leave the event more informed, more engaged and better able to contribute to a successful community.



Win an iPad!

Register by October 14, and you will be automatically entered in a drawing to win an iPad!





Fast Facts

Event

CAI Legal Forum: California Communities

Date

October 29, 2010

Location

Irvine Marriott
18000 Von Karman Avenue
Irvine, CA 92612
(949) 553-0100

Rooms available for \$129 per night.

Cost

CAI Members

\$119 | Register by October 14 (\$94 per additional registrant from same association or company)

\$139 | Register after October 14 (\$114 per additional registrant from same association or company)

Nonmembers

\$169 | Register by October 14

\$189 | Register after October 14

Registration

Register online: www.caionline.org/events/CALaw

Register by October 14, and you will be automatically entered in a drawing to win an iPad!

Information

For more information about the event, visit www.caionline.org/events/CALaw or call CAI Member Services at (888) 224-4321 (M-F, 9-6:30 ET).

Event Schedule

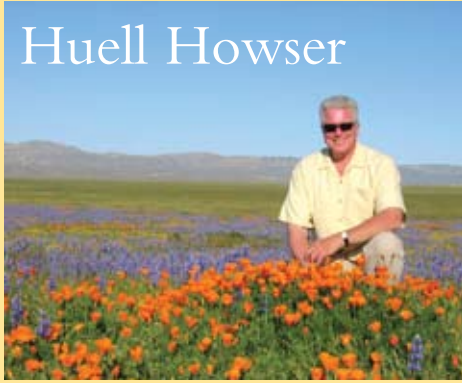
8:00–9:00 a.m.	Registration
9:00–10:30 a.m.	Concurrent Sessions
10:45 a.m.–12:15 p.m.	Concurrent Sessions
12:30–1:45 p.m.	Luncheon and Keynote
2:00–3:00 p.m.	Concurrent Sessions
3:15–4:15 p.m.	Concurrent Sessions
4:30–5:45 p.m.	Ask the Attorneys
6:00–7:30 p.m.	Reception

Sponsored by CAI's California Chapters
www.caionline.org/chapters/find



Keynote Speaker

Huell Howser



California's Gold

When it comes to the vast natural and human resources of California, few have more knowledge than Huell Howser. As the popular host of *California Gold*, one of the longest running and most beloved television series about California ever produced, Howser has

spent more than 19 years uncovering a treasure trove of history, culture and natural wonders through the stories of everyday people. The success and popularity of the PBS show helped launch six additional series about life in California: *Visiting with Huell Howser*, *Road Trip with Huell Howser*, *California's Golden Parks*, *California's Green*, *California's Water* and, the newest series, *Downtown*.

Howser's keynote conversation shares his experiences with people from all walks of life and his thoughts on how opening your heart and head can build connections in your community.



Community Manager

EDUCATION PROGRAM

Are Your Communities Marketable? An In-Depth Look at the Impact of Fannie Mae Guidelines on Associations

Learn how evolving mortgage and underwriting guidelines affect the marketability of homes in associations. This session explores requirements for securing Fannie Mae insured loans in condominium and planned communities, including budgeting for reserves, delinquency rate thresholds and occupancy levels. It also covers lender affidavits and how they can be tailored to better serve clients. Insurance guidelines and how associations can satisfy underwriters will also be discussed.

Laura K. Sanchez, ESQ.*Hindman Sanchez, P.C.; Stephen Marcus, ESQ.* Marcus, Errico, Emmer & Brooks, P.C.; and George E. Nowack Jr., ESQ.* Weissman, Nowack, Curry & Wilco, P.C.

Manager Ethics

Philosophers have been discussing ethics for more than 2,500 years, so why should it come as a surprise that professionals often struggle with questions of right versus wrong? While striving to "do the right thing," the right thing is not always as straightforward as we'd like to believe. This session discusses professional ethics as they relate to common issues faced by community association

managers, and it includes hypothetical situations to test your own ethical compass.

Debra A. Warren, CMCA, CCAM, PCAM, Cinnabar Consulting;
Wendy Bucknum, CMCA, AMS, Professional Community Management;
and Robert W. Browning, PCAM, RS, Browning Reserve Group

Advanced Assessment Collections Practices

This session explores how the mortgage foreclosure crisis and recession have changed the way associations must approach assessment collection and reviews best practices and procedures for ensuring the greatest recovery in the most challenging situations. Short sales, escrow

demands, obligations of lenders as owners and post-foreclosure money judgment collection are covered, as well as the rights, obligations and risks associations incur when taking ownership of property through foreclosure. The session concludes with a look at the ways communities can implement changes in their governing documents and assessment collection practices to lessen the impact of future economic downturns.

Matt D. Ober, ESQ.* Richardson & Harman, P.C.; and Jeffrey A. Beaumont, ESQ., Beaumont Gitlin Tashjian

Lawsuits to Deter Free Speech and Their Surprising Impact on New Techniques for CC&R Enforcement

Association disputes that used to be private and local are now public and viral, and aggressive lawsuits involving directors, members, managers and even lawyers are not unusual. Can SLAPP lawsuits (Strategic Lawsuits Against Public Participation) that squelch protected speech and conduct be stopped? Explore these issues and new wrinkles in CC&R enforcement cases involving protected conduct using lis pendens to put buyers on notice. This session is useful for anyone on the front lines of association operations.

Richard P. Neuland, ESQ.* Neuland & Whitney, A.P.C.; Janet L.S. Powers, ESQ.* Fiore, Racobs & Powers, A.P.L.C.; and Steven S. Weil, ESQ.* Berding & Weil, L.L.P.

Continuing Education Units (CEUs)

CEUs for professional certifications are awarded for attendance at the CAI Law Forum: California Communities. Attendance also fulfills continuing education requirements for PCAM and LSM redesignations. Visit www.caionline.org/education for details.

*CCAL member

Homeowner

EDUCATION PROGRAM

COMMUNITY MANAGERS AND HOMEOWNERS

An Advanced Review of the Election Laws

This advanced session explores the details of the election process and voting procedures required by recent changes in California law and the governing documents of common-interest developments. Important to both managers and homeowners, the discussion includes topics such as when and how to use the secret ballot procedure, the duties of the election inspector, problems that may arise during elections, challenges to elections and the process to recall board members.

Richard Salpietra, ESQ.*, Law Offices of Richard Salpietra; and Darren M. Bevan, ESQ., Baydaline & Jacobsen, L.L.P.

Advanced Fair Housing Issues and Common-Interest Developments

What are the most common enforcement actions against homeowner associations? In addition to the state, who else can pursue alleged violations? How can associations avoid violating state and federal fair housing laws? What can a board do when it discovers it is in violation? How can an association know what is a disability and what accommodations are required? This session uses actual case histories to answer these and other fair housing questions.

Phyllis W. Cheng, California Department of Fair Employment and Housing; and Kelly G. Richardson, ESQ.*, Richardson & Harman P.C.

Contracts 101

Your association has approved a project—do you know what to do to ensure its success? In this session, a manager, attorney and architect lead you step-by-step through the process of bidding, contracting and managing construction for projects at your association. Topics include plan and specification development, pre-bid meetings/job walks, bid analysis, contract negotiation, construction management and project close-out.

Janet Price, PCAM, Professional Community Management Inc., Denise Iger, ESQ., Hickey & Petchul, L.L.P.; and Jeff Smith, AIA, NCARB, Smith Architects

Transparency Doesn't Bite!

The number one way board critics gain support is by complaining to others about board secrecy. Learn why hiding in closed meetings does more harm than good. This session explains how transparency in governance can promote better relations within communities by improving communication and more effectively solving problems. It also discusses how best to organize and conduct meetings to solicit feedback and avoid chaos and mutiny.

Beth Grimm, ESQ.*, Condoguru.com; James P. Lingl, ESQ., Lingl & Joshi, P.L.L.C.; and Jan Hickenbottom, PCAM, First Bank Association Services

Is Your Association Responsible? An In-Depth Look at the Impact of Fannie Mae Guidelines on Communities

The rules for mortgage lending are changing as a result of the housing crisis. And if your association fails to follow these rules, banks may not issue mortgages for units in your community. This session explores requirements for securing Fannie Mae-insured loans in condominium and planned communities, including budgeting for reserves, delinquency rate thresholds and occupancy levels. With a focus on the association board and its responsibilities, it covers the impact of the new standards on your community.

Laura K. Sanchez, ESQ.*, Hindman Sanchez, P.C.; Stephen Marcus, ESQ.*, Marcus, Errico, Emmer & Brooks, P.C.; George E. Nowack Jr., ESQ.*, Weissman, Nowack, Curry & Wilco, P.C.



