SOUTHEASTERN VIRGINIA CHAPTER OF CAI WWW.SEVACAI.ORG

Currents jr.

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The Southeastern Virginia Chapter of Community Associations Institute wishes to thank all the companies, both old friends and new for their generous support of our Chapter in 2024. Your contributions are essential to our goal of providing relevant education & valuable networking to our membership.

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64 chapters worldwide

40k members

36 legislative action committees

69 MIL community association residents in the U.S.

90%+ report their overall experience as positive



From the Board



As I prepare to take on the presidency of our chapter, I luckily don't have to worry about people talking about what I did and didn't accomplish in my life. And I don't have to stress over opponents in volunteer organizations, it is often being willing to step up to the challenge.

I always said that I would not be an effective board member when I had little kids. And since time has marched on much faster than I care to admit, my season of service is here. The debt that I owe to the members of SEVA-CAI is immeasurable. Relay has gained a client base that is second to none and I have gained friends. Great friends. As Relay comes up on 20 years in business, I can say that SEVA-CAI and its members are a building block of our organization.

New ground doesn't have to be unsteady. New places don't have to be scary. In that new moment, think to yourself, "how can I educate, communicate, and grow to become the company or individual I want to be in this next season". I challenge you to stretch beyond your normal reach. Join a committee, go to an education class, sponsor an event, write an article. You will make an impact on this organization, and this organization will make an impact on you.

My platform during my year as the Chief Volunteer (presidency sounds way too political) is Educate Communicate Grow. If we can successfully inform (EDUCATE) our industry about the vital role that community living plays in homeownership, then we can create the narrative (COMMUNICATE) that allows us to broaden our experience and empathy (GROW) for our neighbor. That sounds cheesy I know. But how many of the arguments and situations are you refereeing where if folks would stop talking and start listening, it would go away??? I imagine most. People just want to be heard and understood. And when that happens, they are happier. And happier people are less annoying people and neighbors.

As you try to find your place in your neighborhood, this organization and even the world, remember that if you can articulate your position, those around you can develop a deeper understanding of how they fit into that position.



And at the end of the day, isn't that we all are trying to do?!?!

Sincerely. Shannon Lees. President Elect

Meet Our Board of Directors



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The Board of Directors for the Southeastern Virginia branch of the Community Associations Institute (CAI) is dedicated to guiding the chapter's strategic direction and ensuring it meets the educational, business, and networking needs of community associations in the region. The board is responsible for setting long-term goals, establishing operational policies, overseeing financial management, and developing educational programs and events that benefit community association managers, board members, and other stakeholders. Through their leadership, they strive to enhance the effectiveness and professionalism of community associations throughout Southeastern Virginia.



From the Committee

Dear Members,

It is with great excitement that we introduce Currents Jr., the new digital evolution of our previous magazine, Currents. This change marks a fresh step forward as we continue our commitment to keeping you informed and engaged with the latest industry trends, hot topics, and community news, while also capturing the vibrant spirit of our organization.

Currents Jr. is designed to be a dynamic, user-friendly digital platform that brings together the essential updates you need with the engaging features you've come to love. Whether it's highlighting upcoming events, highlighting important legislative changes, or showcasing the community-building efforts that make our industry thrive, this new format will ensure that you stay connected and informed—anytime, anywhere.

As we move forward with Currents Jr., we aim to do more than just inform. Our goal is to celebrate the many ways in which our members contribute to the success of this organization, sharing stories from events and featuring insights from industry leaders to inspire and empower you.

Thank you for being a part of this exciting new chapter, and we look forward to bringing you even more value with Currents Jr.. Your feedback and participation are always welcome as we continue to evolve and grow together.

Warm regards,
Jessica Simpkiss
Communications Committee Chair
Currents Jr.



SEVA NEEDS YOU!

As a 501(c)6 not-for-profit organization, our success is driven by the passion and dedication of our volunteer committees. These committees are the backbone of our annual programming, with each member playing a crucial role in bringing our initiatives to life.

We are always looking for enthusiastic individuals to join our team and contribute to our vibrant community.

Explore the committees currently recruiting new members and reach out to a chairperson to discover how you can be a part of the magic. Together, we can continue to make a positive impact and elevate our mission.



COMMITTEES

Membership This new committee's focus is helping our members get the most out of their experience with CAI. They serve as the welcome wagon for new members, and brainstorm fresh ideas to keep the Chapter's existing membership engaged.
Della Johnson, CMCA®, AMS® djohnson@unitedpropertyassociates.com
Kimberly Niesel, CMCA® kniesel@solitudelake.com

Social Networking is a major component of what our Chapter provides, and this committee makes the party happen! Volunteers will research potential venues and plan our quarterly social events. Developing sponsorships and promoting attendance are key functions of this committee as well.
Carol Lare, CMCA®, AMS®, PCAM® manager@glenwoodca.com

Communications If you think being on the magazine committee means you need to write for the magazine, think again! This committee curates the content you see here in Currents. They determine what the hot topics for our readership are, and reach out to the subject matter experts to get the articles written. If you're also a writer yourself, that's a bonus, but certainly not required! Eventually this committee hopes to expand the Chapter's digital footprint by developing a blog, podcast, or other useful media. This committee meets one Wednesday a month, year round, via zoom.
Jessica Simpkiss, CMCA®, AMS®, PCAM® jessica@mystreetva.com

Programs - Education is the heart of our Chapter's mission, and this committee keeps that heart beating. They work together to develop the topics that will best serve our homeowner & manager members, and connect them with the most qualified presenters out there! Committee members work with presenters and staff to schedule, promote, and run our monthly education. This committee meets one Thursday a month, year round.
Laura Carnrike, CMCA®, AMS®, PCAM® laura@kilncreek.org
Jill Ewell, CMCA®, AMS® jewell@thinkpma.com

CA Day Our signature event is planned by a hard working committee of volunteers. In addition to staffing the event in various roles day-of, this committee develops the theme and branding of the event, brings in sponsorship partners and exhibitors, and develops all the special touches that make this event stand out from the crowd. This committee meets one Tuesday a month, mid-summer until the event.
Michaela Audet, AMS® maudet@unitedpropertyassociates.com
Angela Meyer angela@servproofvirginiabeach.com

Golf Classic Our other flagship event is the annual Golf Classic, which is a both great day on the links and a fundraising opportunity for both the Chapter and our charitable partner. You don't need to be a golfer to be an asset to this committee! They also plan additional activities for non-golfers, host a silent auction, raise sponsorship dollars, and more! This committee is currently on hiatus between events.
Zach Shepherd, RS® zach@gfengineers.com
Tanya Gasser, CMCA®, AMS®, PCAM® tgasser@theselectgroup.us

INTERESTED IN JOINING? IT'S AS EASY AS SENDING AN EMAIL!

EVENT SCHEDULE

UPCOMING EVENTS

2024 & 2025

DEC 6

HOLIDAY SOCIAL

The Harbor Club
333 Waterside Drive
Norfolk, VA 23510

JAN 23

KICK OFF PARTY

Hackers,
1531 Laskin Rd,
Virginia Beach VA 23451

FEB 13

FRESH START FEBRUARY

More details to come

The Virginia Condominium Act Turns 50

Written By: Deborah M. Casey, CCAL®
Woods Rogers Vandeventer Black PLC

While the country is set to celebrate Independence Day, that is not the only special occasion this week. July 1 is the day that most new laws in Virginia take effect. The Virginia Condominium Act (the "Act") was enacted on July 1, 1974. It superseded the Horizontal Property Act, which was enacted in 1962. Condominiums are purely "creatures of statute" meaning that without the laws permitting them, they would not exist. In other words, they are a legal entity created by statute. The Act is a legislative marvel, crafted by deep thinkers and innovators. It was a new breed.

Turning 50 can have different meanings for different people, but it is usually viewed as a significant number, whether a birthday or anniversary. It can be "golden". Birthdays generally are times of reflection to look back on the past and look forward to the future. The purpose of this article is to celebrate the Condominium Act and provide a few thoughts on my 35+ years of law practice as it seemed only appropriate at this milestone for a statutory scheme that has occupied a lot of my professional life and headspace.

When I began my practice in community association law, the Condominium Act was often said to be in its infancy. There were not many cases involving condominiums, nor were there many practitioners who understood its nature or nuances. Notwithstanding, the condominium concept grew both in number and practice and is now middle aged. There are more practitioners who "specialize" in this area, and the body of case law has grown as well.

This is due not just to the fact that it is a popular form of home ownership. Traditionally, it has been a form of affordable as well as luxury housing, and it is not restricted to residential use. I have had the pleasure of seeing how this area has evolved and developed.

> *"The Act is a legislative marvel, crafted by deep thinkers and innovators."*

The Virginia Condominium Act Turns 50 continued

A condominium is a form of real property ownership in which an owner owns a unit and a portion of the common elements in common with other owners in the condominium. The unit is defined by boundaries that can be air space or a platted lot. The concept of shared rights and
responsibilities has appeal and conflict. The unit owners' association is governed by a representative group and has many “powers” of a government, including the power to assess to pay common expenses, maintain property within its borders, promulgate rules and enforce its covenants and
rules, and adjudicate violations and disputes.

It is a microcosm of society that has all of the issues facing families, business, and the greater community, and requires the support, care and attention of its residents, volunteer leaders, managers, professionals and vendors. Each condominium has its own personality, a product of the Act with its own individual value, restrictions, interests and
characteristics.

At 50, the condominium concept is established. It has experienced numerous successes, encountered some failures, and weathered rough times. And some condominiums are feeling their age, in need of serious help, whether the documentation creating it, financial strength or the physical structures, and pondering its relevance as termination may be an option. Nonetheless, the Condominium Act has proved to be a strong foundation for a new kind of ownership that has proliferated and been fruitful. It should be celebrated for what it has and will be in the decades to come.



BEST OF THE BEST





SEVA-CAI WAS RECENTLY RECOGNIZED AT CAI'S ANNUAL CONFERENCE IN LAS VEGAS, NV FOR THE BEST "OUT OF THE BOX" INITIATIVE IN A LARGE CHAPTER, IN RECOGNITION OF OUR SITE SAFETY PROGRAM.

Community Associations

WoodsRogers

The Woods Rogers Community Associations Practice provides comprehensive legal services tailored to the needs of Virginia community associations. Our team has extensive experience working with common interest community boards and managers on day-to-day issues and more complex legal situations.



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Preparing Your Community For Winter: A Comprehensive Guide

"An ounce of prevention is worth a pound of cure" - this quote perfectly captures the importance of winter preparation for homeowners' associations."

Winter preparation for an HOA goes beyond routine maintenance. From inspecting roofs and exteriors to winterizing plumbing and creating a comprehensive emergency plan, a well-prepared HOA can navigate the winter months efficiently and minimize potential issues. This guide offers essential strategies to help your community brace for winter's impact.

Create A Winter Weather Plan Specifically For Home Owners

While winterizing your HOA's common areas is essential, you shouldn't forget about your homeowners. This is where a comprehensive winter weather plan comes into place. This plan can be used as a go-to checklist for homeowners, outlining the necessary steps to take during an emergency.

Include clear, concise instructions to help everyone act swiftly and efficiently.

Key elements of your plan should include:

- Locations of shut-off valves for water in case of a burst pipe.
- Fireplace safety: Clean and inspect the chimney and have a fire extinguisher nearby.
- Carbon monoxide detectors: Ensure proper functioning.
- Share tips on creating emergency preparedness kits with essential backup supplies.
- Instructions for using alternative heating methods, like space heaters or fireplaces.
- A list of responsibilities for the board, committee, and homeowners, including snow removal policies.



Winterizing Your HOA Is Crucial For Several Reasons

Winter weather poses significant challenges to HOA communities. To protect your community's assets, residents, and financial well-being, prioritizing winterization is essential. By taking proactive steps, you can:

1.Safeguard your community's investments: Prevent costly damages to common areas and infrastructure caused by freezing temperatures, ice, and snow.
2.Mitigate risks and liabilities: Reduce the potential for accidents and injuries by addressing hazards and ensuring safe conditions for residents.
3.Optimize financial resources: Avoid unexpected expenses by investing in preventative measures that can save money in the long run.

By addressing these key areas, your HOA can effectively prepare for winter and maintain a safe and enjoyable community for all residents.

HOA Winter Planning: Key Steps To Take

Recognizing the need for winter preparation is one thing; knowing how to implement it effectively is another.

To assist HOAs in this process, consider the following checklist:

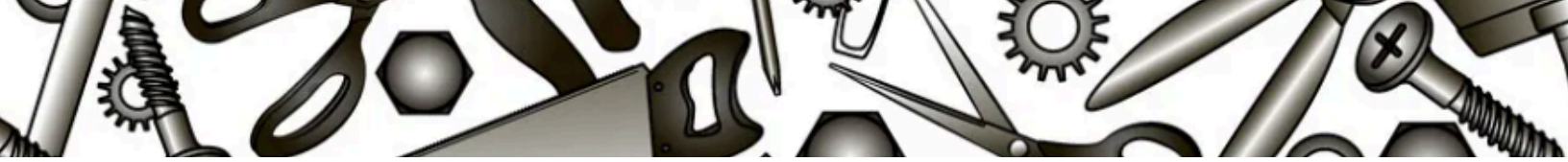
Start Winter Planning Early

It's essential for HOA boards to plan for winter well in advance. Fall is the best time for HOAs to start getting ready for winter. The temperatures are beginning to drop, but it's not freezing yet, so there's a comfortable three-month window to complete all the necessary tasks. Starting early allows communities to prepare for and handle any unexpected issues that may come up.

Perform Inspections And Clean Gutters

Begin by inspecting and cleaning gutters. Clogged gutters can lead to water damage and ice dams, creating hazardous conditions. Schedule professional inspections to clear debris and ensure water flows properly, reducing the risk of ice buildup.





Inspect Roofs And Exteriors

To safeguard your buildings and avoid costly repairs, schedule a professional inspection of your roofs and exteriors before the cold sets in.

Look for cracks, gaps, and other weaknesses that could allow cold air to enter and cause damage to your property. Proper insulation and sealing are crucial for protecting your property from the elements.

A thorough inspection by a maintenance professional can identify potential problems and allow for necessary repairs before winter's arrival.

Winterize Exterior Plumbing

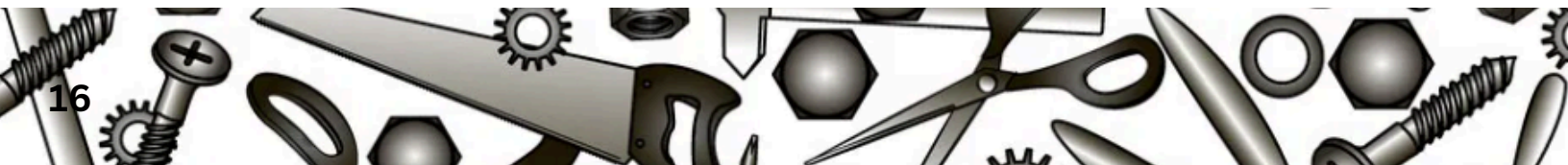
Prevent costly repairs and water damage by winterizing exterior plumbing. When water freezes, it can cause pipes to burst and lead to extensive damage, resulting in expensive repairs. Drain seasonal systems such as sprinklers and outdoor pools to protect your plumbing. Turn off any exterior faucets and showers to prevent ice from forming inside the pipes. Additionally, frozen pipes can be prevented by turning off and draining exterior faucets, as well as disconnecting hoses.

Exposed pipes should be insulated with thermal materials to help maintain temperature and reduce the risk of freezing. These preventative measures can significantly decrease the likelihood of plumbing emergencies, saving your community money and inconvenience.

Inspect And Repair Exterior Sealants

Check the condition of exterior sealants around doors, windows, chimneys, and other openings. Replacing worn-out weather stripping and applying fresh caulk can prevent drafts, water leaks, and energy loss, helping to keep buildings warm and energy-efficient.

By following these steps, your HOA can help safeguard your community against the challenges of winter weather. Being proactive prevents potential issues and demonstrates a commitment to the well-being and comfort of your residents.



The Anchor

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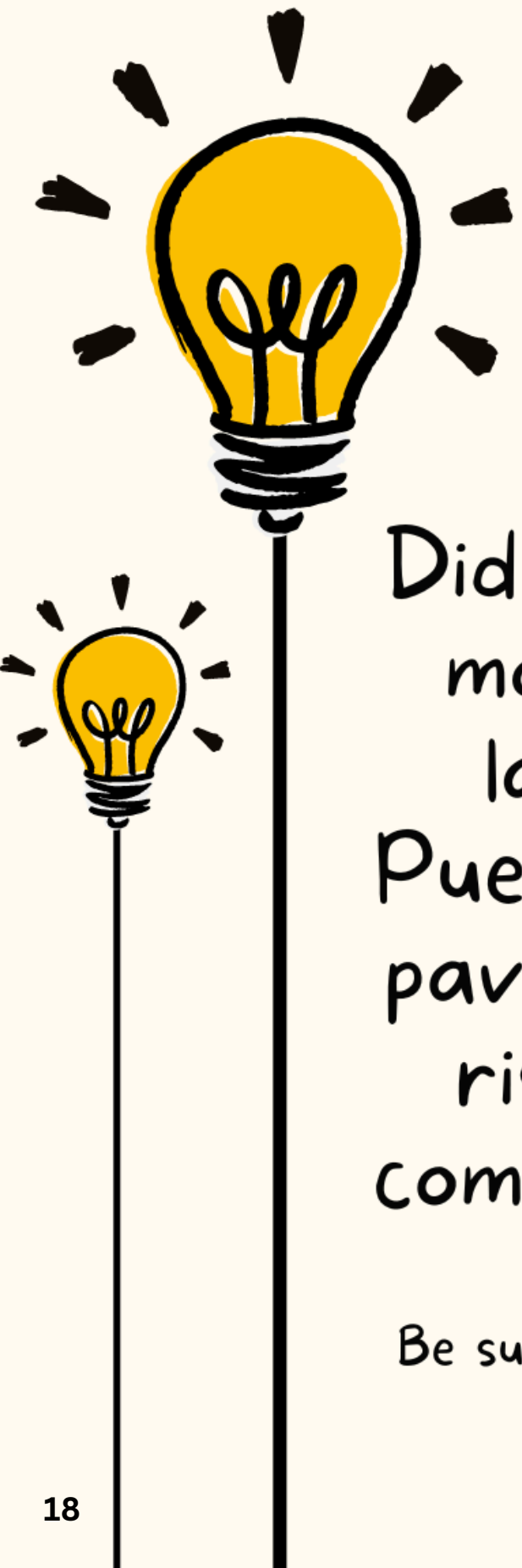
Association Trivia



Did You Know?

Did you know the first modern condominium law was passed in Puerto Rico in 1958? It paved the way for the rise of condominium communities in the U.S.!

Be sure to check out the blog for more trivia posts and prizes!!!

Designations

Definition of a community manager: A community association manager will have the knowledge, ethics, professionalism and skills with verifiable experience in financial, administrative, and facilities management in at least one community association, either commercial or residential. The community association manager must be compensated for providing professional guidance and assistance to the board of directors of any association(s) managed by that community association manager, whether the individual is acting as an full time independent contractor, or as an employee of a management firm, or as a general manager or executive director of a common interest development. Management of property other than community associations will not meet the qualifications for community association manager.

The Certified Manager of Community Associations (CMCA) credential is a professional certification awarded by the Community Association Managers International Certification Board (CAMICB). It signifies that an individual has demonstrated the knowledge and skills necessary to effectively manage community associations. This includes understanding financial management, facilities maintenance, governance, risk management, and ethics. The CMCA credential is recognized as a mark of excellence in the community management industry, ensuring that certified managers are qualified to handle the diverse and complex responsibilities of managing homeowners associations, condominiums, and other community associations.



Designations

The Association Management Specialist (AMS) designation is the second level in the career development track for community association managers and demonstrates a higher level of commitment to your career and the community association industry. An AMS designation is recommended for managers who want to enhance their career opportunities by increasing their knowledge and expertise.

The Professional Community Association Manager (PCAM) designation is the highest professional recognition available nationwide to managers of community associations. Awarded by the Community Associations Institute (CAI), the PCAM designation demonstrates an advanced level of knowledge and expertise in managing large-scale communities and complex association issues. To earn this prestigious credential, managers must complete extensive coursework, pass a comprehensive examination, and demonstrate significant experience and leadership in the community association management field. The PCAM designation reflects a commitment to professional growth and excellence in managing homeowner and condominium associations.

The Large-Scale Manager (LSM) is a unique designation is designed to acknowledge PCAM designees who specialize in large scale community association management. CAI acknowledges the unique aspects of being a large-scale community manager and is providing an opportunity for recognition and continuing education in order for you to expand your career opportunities.



Education for Managers

November 2024

November 7-8, 2024 - M-100 - The Essentials of Community Association Management
(Live Virtual Class)
November 14-15, 2024 - M-330 - Advanced Insurance and Risk Management
(Live Virtual Class)
November 21-22, 2024 - M-202 - Association Communications (Live Virtual Class)

December 2024

December 5-6, 2024 - M-203 - Community Leadership (Live Virtual Class)
December 12-13, 2024 - M-100 - The Essentials of Community Association Management
(Live Virtual Class)

Don't forget to keep track of those education credits with SEVA's Education Tracker



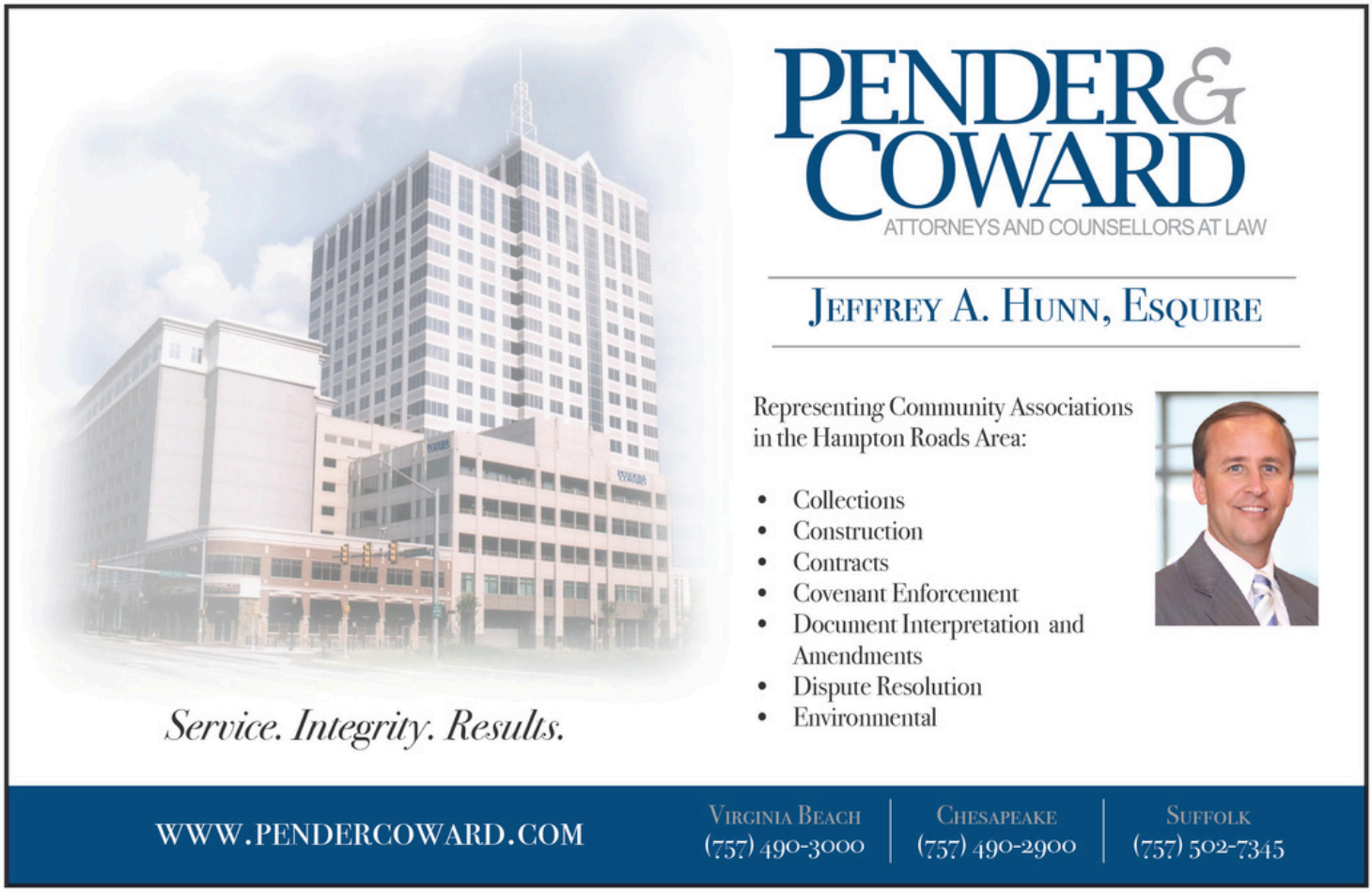
Education for Owners

CAI Board Leader Certificate

If you live in a condominium, homeowners association, or housing cooperative, you know how important it is to have an effective governing board of directors. The CAI Board Leader Certificate is designed to provide a foundation for effective community association board leadership.



Whether you are an experienced board member or just thinking about getting involved, this certificate will help you become a more informed and effective leader. The certificate course is offered in the classroom through CAI chapters or online.



Business Partners

In addition to managers and owners, our industry thrives thanks to the dedicated business professionals who work tirelessly alongside us.

Reserve Specialist (RS) Designation

Prepare at least 30 reserve studies within the past three (3) calendar years, hold a bachelor's degree in construction management, architecture, or engineering (or equivalent experience and education), or meet other requirements options. Please see the application for full details.

Community Insurance and Risk Management Specialist (CIRMS) Designation

Five years of experience in the community association insurance field, be of satisfactory legal and ethical standing in the industry.

College of Community Association Lawyers (CCAL)

Minimum of eight (8) years legal practice with a demonstrated concentration in community association law, five (5) of which must immediately precede the date of application; be a member of CAI and have attended at least one CAI Law Seminar w0ithin the last three(3) years.

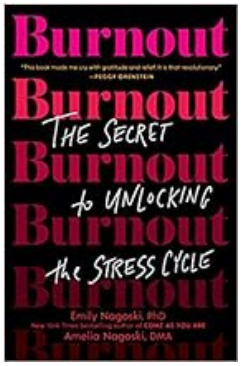
Educated Business Partner Distinction

Business Partner Essentials is an online course designed to help CAI-member product and service providers better understand CAI, community associations and the industry at large. Individuals who pass the course and maintain CAI membership earn the CAI Educated Business Partner distinction, gaining special recognition among thousands of companies and professionals who support common-interest communities—accountants, attorneys, bankers, insurance professionals, landscapers, painters, reserve specialists, software providers and many others.

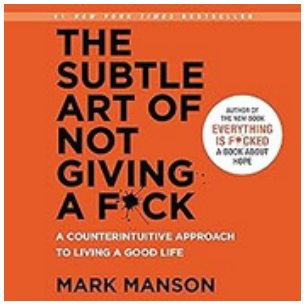
Wellness Resources

Don't forget totake a few minutes every day to work on you.

Burnout—The Secret to Unlocking the Stress Cycle by Emily and Amelia Nagoski. This revolutionary book reveals how to unlock the stress cycle in order to help women, and anyone else struggling with exhaustion, overcome fatigue and burnout. This book teaches a simplified approach to achieving wellness and peace through the natural bodily cycle, undoing the many pressures and rules around what wellness "should" look like.



The Subtle Art of Not Giving A F*ck; A Counterintuitive Approach by Mark Manson To achieve actual happiness and fulfillment, Mark Manson says, we don't need to fake positivity. The result is a tell-it-like-it-is, refreshing take on mental health that doesn't call for false positivity, but instead for learning how to realistically cope with our very real stressors and weaknesses, and learning how to embrace those things to be passionate about our everyday lives.



Feeling Stressed?

TRY THESE QUICK DESTRESSING TIPS

Take a Five-Minute Mindfulness Break
Pause and focus on your breathing for five minutes to reset your mind and relieve stress.

Stay Hydrated
Drink a glass of water every hour to maintain energy and focus throughout the day.

Get Moving
Take a quick stretch break or short walk every hour to boost circulation and reduce muscle tension.

Set Daily Goals
Write down three achievable goals each morning to stay focused and organized, which reduces anxiety about tasks.

Declutter Your Space
Take 10 minutes each day to organize your workspace or home area, creating a more calming environment.



Don’t let the Grinch Ruin your Holiday Party: Legal Guide to Holiday Party Prep

By Olga Tseliak, Esq.(Chadwick, Washington, Moriarty, Elmore & Bunn)

The holiday season is a magical time, brimming with joy, gift-giving, and festive community events. While most people look forward to holiday parties as a source of fun and celebration, community association attorneys often see them as potential legal minefields. These gatherings, which often feature catered food, alcohol, and live entertainment, can lead to liability issues and lawsuits. To ensure your holiday festivities remain joyful and lawsuit-free, here are some essential tips to keep in mind.

Spending Authority

Check your Association’s governing documents to determine whether association funds can be used for holiday parties. When in doubt, consult with your legal counsel.

Insurance

General Liability Insurance. Make sure you have insurance that covers a wide range of incidents, bodily injury, property damage and personal injury that might occur during the event. If alcohol is being served, you may need Liquor Liability Insurance. Check with your insurance agent to see if your policy covers the event or if additional coverage is needed.

Contracts with Vendors

Have your legal counsel review contracts with vendors.

Ensure that any vendors or contractors involved in the event list the HOA as an additional insured on their policies.

Legal Guide to Holiday Party Prep Continued

Banquet License
If you plan on serving alcohol at a party, you need to apply for a Banquet License from the Virginia Beverage Control authority. This license is required for events where alcohol is served in an unlicensed or club premises.

Beware of Fair Housing Issues
Avoid making holiday parties religious-themed to prevent favoring one religion over others. This includes decorations and music.

If hosting an adult-only holiday party, ensure a similar event is organized for families with children to avoid discrimination based on familial status.

Be mindful of potential copyright infringement
Playing music at a public event typically requires a public performance license. This is because the music is being played in a setting that is not considered private, even if this event is held on HOA property.

If you hire a DJ or live band, ensure that they have the appropriate license to perform music.

As you can see, while holiday parties can be a wonderful way to foster community spirit, they also come with potential legal pitfalls. So, before you send out those invitations, take the time to seek legal advice—it's a small step that can make a big difference in the success of your event.











CA DAY

March 2024


















LEGAL UPDATE

June2024




















GOLF CLASSIC

Sept 2024




















JOINT SOCIAL

Sept 2024










SAVE	CAI ANNUAL CONFERENCE
MAY 7-10 2025	THE
DATE	ORLANDO, FLORIDA

WHO SHOULD ATTEND?

COMMUNITY MANAGERS
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EXECUTIVES
PRODUCT & SERVICE PROVIDERS

ASSOCIATION BOARD MEMBERS



SEVA IS MOVING!

Stay tuned for more information on
SEVA-CAI's new location
& Open House

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