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*2012 Spring Fling – May 1, 2012*

Please plan to attend the Spring Fling this year featuring Jim Slaughter and Brad Harvey. You do not want to miss this event.

**Date:** May 1, 2012  
**Time:** 5:30-8:00pm  
**Location:** 1401 Sunday Drive, Ste. 116 Raleigh, NC

*“How do Boards screw up?”*

We have secured one of the top Association attorneys in North Carolina. Jim Slaughter is a partner in Rossabi Black Slaughter, one of the state’s largest community association law firms. He frequently speaks to community

association audiences including the National CAI Law Seminar. He has authored numerous HOA/Condo articles (including six National *Common Ground* articles and was the first North Carolina attorney inducted into CAI’s college of Community Association Lawyers (CCAL). He was recently re-elected to CCAL’s national Board of Governors. Jim is also a Certified Professional Parliamentarian, and past President of the America College of Parliamentary Lawyers.

*What if a tornado hits our community?*  
Also speaking at the

event, will be Brad Harvey coming to discuss HOA Emergency Procedures. Brad is a 22 yr. Veteran of the Raleigh Fire Department. He has served in various capacities throughout the ranks including:

- ◊ Front line Captain,
- ◊ Hazmat Team Coordinator
- ◊ Battalion Chief
- ◊ Currently serving as Division Chief in Operations Division.

Please plan to attend the event. As always there will be great food from the Backyard Bistro and raffle prizes and gifts.

**Elite Management Professionals, Inc.**  
 •1401 Sunday Drive Suite 116  
 Raleigh, NC 27607

Find us online at  
[www.elite-mgmt.com](http://www.elite-mgmt.com),  
 Facebook and Twitter  
 Phone (919) 233-7660  
 Fax (919) 233-7661

**Office Hours**  
 Mon.-Thurs. 8:30-5:30  
 Friday 8:30-1:00

**Emergency Maintenance Number (919) 634-4545**

*Announcing Special Elite Awards*

Over the years, we have felt that our communities have excelled in many areas. The Elite team believes that you should be awarded for your superiority. Therefore we would like to announce THREE very special annual awards. The awards will be presented to the

two communities that best illustrate exceptional community progress and to the person who has demonstrated exemplary volunteerism during the previous year. Board members are asked to complete our survey of questions nominating their Com-



munity or their amazing Volunteer for outstanding performance, selflessness, and achievement.

## *CAI Urges Diligence on Neighborhood Watch Programs*



The death of Trayvon Martin, a 17-year-old high school student in Sanford, Fla., is a vivid reminder that neighborhood watch programs, even with the best intentions, can trigger tragic results for families, residents and entire communities.

We know neighborhood watch programs can reduce crime and ease the fears of residents, but they also pose major risks when appropriate procedures aren't followed. It's essential that those who organize and lead watch programs work with local law enforcement authorities to ensure that all volunteers understand and accept the

extent and limitations of their responsibilities.

Tom Skiba, CEO of CAI National Organization, said it's not CAI's place to pass judgment on the criminality of the events in Florida or the state's stand-your-ground law. "But the horrible fact remains that family and friends now grieve for a young man," he says. "As the father of a 17-year-old son, I can't begin to imagine the horror facing Trayvon's family. If nothing else, the regrettable confrontation that night reminds us that such programs must be carefully implemented and rigorously monitored."

Skiba urges all community associations—even when a watch program isn't managed by the association—to review procedures and to do everything possible to prevent confrontations that should be handled by police. For communities considering neighborhood watch programs, please review the following advice:

- Contact the local police department for start-up support, guidance and training. Volunteers who skip this critical step can

## *Association Website Corner*

Our goal is to get at least 40% of our homeowners using your community website this year. This will add cost savings and enable your community to communicate quickly with your homeowners.

### **What is the benefit of having a website?**

**A website is always available.** No other medium for being available 24/7/365,

even compares to a website. With the modest cost of developing a website and putting it online, there is nothing even close to being as cost effective. Printed materials are easily misplaced and costly to mail. A website can be visited at a time that is convenient for the visitor, and it is more engaging when updated regularly and easy to locate.

If you have not visited your Association website go to [www.elite-mgmt.com](http://www.elite-mgmt.com) and click on Communities. Select your community and then register to get started taking advantage of the many features your website offers.

*What else would you like to see on your websites? Let us know and we will help find a way to make it happen.*

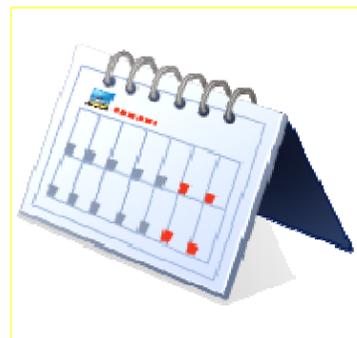
Go to [www.elite-mgmt.com](http://www.elite-mgmt.com) for updates, newsletters, access to your community website and a calendar of future events.

## CAI Urges Diligence on Neighborhood Watch Programs (Cont.)

Neighborhood watch programs can reduce crime and ease the fears of residents, but they also pose major risks when appropriate procedures aren't followed.

- find themselves on the wrong side of the law—or worse.
  - Seek the advice of an attorney with expertise in community association law.
  - Create processes for recruiting only responsible volunteers who will follow all procedures.
  - Develop methods, such as websites and e-mail, to keep volunteers and residents informed.
  - Continuously reinforce all procedures—including do-not-engage rules for resident volunteers.
- "Community associations should proceed very carefully before they decide to create or manage a neighborhood watch program or before they even formally endorse a watch program organized by residents," Skiba says.
- He says association boards considering this issue need to ask three fundamental questions:
- What is the extent of the association's powers under its governing documents?
  - Does the association have the authority to establish a community watch?
- What are the legal and ethical liabilities of an association-sponsored watch program?
- "These questions should be answered—definitively—before board members take formal action to establish a watch program or even lend support to such an initiative."
- Communities that can't or won't answer these questions should drop the idea altogether.
- Visit:  
[www.caionline.org/neighborhoodwatch](http://www.caionline.org/neighborhoodwatch) for a detailed article on this topic.

## 2012 Calendar of Events



### **Friday, April 6**

Good Friday— All Elite Management Offices closed.

### **Sunday, April 8**

Easter



### **Sunday, April 22**

Earth Day is a day each year on which events are held worldwide to increase awareness and appreciation of the Earth's natural environment. Commit to protect the environment.

Take Action!

Learn— Teach— Share

### **Tuesday, May 1**

#### **Spring Fling 2012**

**5:30 pm-8:30 pm at**

**Elite Office 1401**

**Sunday Dr. Suite 116.**

Elite Management Spring Fling 2012. Mark your calendar. You will not want to miss the great speakers, food and raffle prizes!



## *Do you know April?*

*By Leigh Jones*

### *Did you know?*

- ◆ The early Roman calendar had April as the second month.
- ◆ April's birthstone is a Diamond.
- ◆ April 03, 1860, began the first Pony Express.
- ◆ April 04, 1818, The Flag was to have 13 stripes and 1 star for each state which Congress adopted.
- ◆ April 05, 1614, John Rolfe married Pocahontas.
- ◆ April 08, 1974, Aaron Henry broke Babe Ruth's home run record.
- ◆ April 10, 1829, William Booth founder of the Salvation Army was born.
- ◆ April 14, 1828, Noah Webster's first edition of his dictionary was copyrighted.
- ◆ April 19, 1775, was the day The Revolutionary War in America began.
- ◆ April 20, 1889, German dictator, Adolf Hitler was born.
- ◆ April 21, 1926, Britain's Queen Elizabeth II was born.
- ◆ April 23, 1564, was the birth date of William Shakespeare.
- ◆ April 24, 1800, established the Library of Congress.
- ◆ April 26, 1785, American ornithologist and painter John James Audubon was born.
- ◆ April 27, 1822, 18th President of the United States, Ulysses S. Grant was born in Ohio.
- ◆ April 30, 1975, South Vietnam surrendered and ended the Vietnam War.

### *April Quotation*

April cold with dropping rain  
Willows and lilacs brings again,  
The whistle of returning birds  
And trumpet-lowing of the herds.

Ralph Waldo Emerson

### *Facts About April...*

- ◆ Professional baseball will begin this Month.
- ◆ Oh Yes! Many of us begin to do our Spring cleaning!
- ◆ We wake up to the sound of lawn mowers and weed eaters.
- ◆ The wonderful sound of the birds singing is back.
- ◆ Butterflies and bees will begin to gather nectar from the flowers.
- ◆ Planting will begin in some parts of the world.

