



The Elite Insider

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2012 CAI- NC Portfolio Manager of Distinction

Congratulations to Katherine Dominello, Elite Management Professionals, Raleigh North Carolina. The Winner of the 2012 CAI- NC Portfolio Manager of Distinction

Working for a young company has presented challenges that Katie Dominello has embraced with optimism.

Katie started out without any properties, but in less than 3 years has a full portfolio. She is a great leader who gives of her time freely to other team members, homeowners and board members. She helps administer company Board Education Seminars.

She finds unique and efficient ways for “problem resolution. At one property she imple-

mented a system to allow for 3 parking passes per unit and options for temporary guest passes. Unfortunately, counterfeit passes emerged. Under-terred, Katie worked to issue new passes, log old pass and new pass formation per unit, and distribute the new passes. She gave her time on two evenings to distribute passes and made sure those that couldn’t be there on those dates received their passes. She did a wonderful job helping this community implement a solution to its problem.

She is dedicated to her job. When she was involved in a traffic accident on the way to an Annual Meeting, she took care of business with the po-



lice officer and then threw her bumper in the backseat of her car and even beat her other team mate to the meeting site!

This vibrant person is the ultimate team player. Her team mates, board members, and homeowners can count on her to come through when needed.

Receiving the Portfolio Manager of Distinction at the North Carolina Conference in Charlotte NC.

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Mon.-Thurs. 8:30-5:30
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2012 Food Drive for the Food Bank of NC

We need your help!

With the recent hurricane destruction, the need is greater than ever to have the biggest year yet in collecting food for the Food Bank. The mission of the Food Bank of Central & Eastern North Carolina is to harness and supply resources so that no one goes hungry in central and eastern North Carolina.

Established in 1980, the Food Bank is a nonprofit organiza-

tion that has provided food for people at risk of hunger in 34 counties for 30 years. The Food Bank serves a network of more than 800 partner agencies such as soup kitchens, food pantries, shelters, and programs for children and adults through warehouses in Durham, Greenville, New Bern, Raleigh, the Sandhills (Southern Pines) and Wilmington.

Sadly, hunger remains a serious problem in central and eastern North Carolina. In these counties,

more than 500,000 struggle each day to provide enough food for their families. Elite Management Professionals is proud to support the Food Bank again this year and our hope is to have more donations than ever.

Please bring your food to the Holiday party on December 11, or by our office anytime before the 12th of December.

2012 Elite Award Winners

We would like to extend a huge congratulations to the 2012 Elite Award winners! Nominations were made over the past several months from Board and community members.

Winners were selected from a large number of contestants by judges in the industry. Award winners won an engraved trophy and monetary prize.

And the winners are...



Community of the Year - Olde Raleigh Townhomes

This community has accomplished many projects this year including maintenance, landscaping, finance and community spirit they have even given back to the surrounding community by holding a community collection to support the food bank. This year the Board dealt with the loss of their Board President who was truly a beloved member of the community. The Board is a committed group of individuals who truly make their community better.



Community of the Year - Weathersby Owners Association

This community accomplished a major task of reviewing their budget and contracts to help control expenses. They even lowered one contract by \$10,000. This has allowed for them to take care of many of the expenses from their reserves study including paving their private roads. This community has been able to deal with difficult community issues with great communication and professionalism. This has developed a trust and respect from the homeowners.



Volunteer of the Year - Paul Hungerford with Sandy Forks HOA

The volunteer of the year received 4 different nomi-

nations. This person spends a tremendous amount of time helping his community. The responses for his time commitment ranged from hundreds of hours to beyond the call of duty! He has even taken his time to water plants when the weather is dry. He is enthusiastic towards bettering the community and working with homeowners. He has truly shown extreme dedication to his community.

We also want to thank everyone that took the time to go online and submit an application for your community or volunteer of the year. The competition was great and the judges had a hard time finalizing their decisions. This award allows us to recognize and appreciate the communities and volunteers that we are honored to work with. Please plan to submit your community and excellent volunteers for 2013. We know there are so many deserving volunteers and communities so we will continue to award them every year.

What to do about Roof Algae?



Those ugly stains on your roof...Black algae again.

We've all seen it and it seems to be becoming more common, those ugly dark streaks on roofs. The "stain" is black algae. The problem began surfacing several years ago when asphalt-shingle manufacturers switched from rags to ground limestone as a filler material, roofers say.

Black algae really loves the stuff. With all those nutrients, the shady spots on the roof, the supply of constant moisture, the damp limestone is helping the algae grow. Mildew, that green stuff, feeds off the black algae.

Black algae typically takes about 10 years to begin appearing which is about the same time the 10-year manufacturer's warranty on algae expires. Some shingle manufacturers have been adding waste from copper processing to the limestone filler because copper has been proven to deter algae growth. Roofers say copper tends to be the best deterrent to the start and growth of black algae, al-

though zinc is sometimes used.

Some roofers suggest nailing copper or zinc strips at the peak of the roof above the portion affected by the black algae. When it rains, water reacts with the copper strip and what is produced continues down the roof to kill the algae and the stain disappears. While some roofers think copper is better, zinc is what suppliers sell. Other metals also appear to work to some degree, though not consistently, at least from some observations.

The obvious question: Is the black algae or the green mildew damaging your shingles? The answer appears to be that the mildew simply makes your roof slippery to walk on.

What about the black algae? Roofers and shingle suppliers seem to say that it does not damage the shingle.

The official policy of CertainTeed, a Pennsylvania-based manufacturer of building materials including roofing has stated that the black algae is an

aesthetic problem only and roofers tend to agree with that assessment. Black algae is ugly and that's why homeowners and homeowners associations want to get rid of it.

Some roofers have used a product called Shingle Shield which the manufacturer says contains no bleach or chlorine. The active ingredient is sodium hydroxide (also known as lye or caustic soda) which requires the user to don protective clothing including mask and goggles. It does the job, but when it heads down the downspouts, the substance can damage plants.

Power washing with Shingle Shield or a similar product at the lowest, gentlest setting possibly is the way to go.

Don't scrub, because it disturbs the granules that protect the shingles and that will surely reduce the life of your roof.

Always be sure to check out your power washing company to be sure that they are experienced in washing roofs.



2012-2013 Calendar of Events

NOVEMBER

Thursday 22 and Friday 23

Elite offices closed for Thanksgiving.

DECEMBER

Tuesday, December 11– Elite Holiday Party 5:30-

7:30 pm. Please join us to celebrate the season at 4112 Blue Ridge Road Suite 100

Raleigh, NC 27612. Please bring food for the NC Food Bank.

Monday December 24 and Tuesday December

25- Elite offices closed for Christmas.

JANUARY

Monday December 31 and

Tuesday January 1, 2013- Elite offices closed for New Years.

Monday January 21, 2013

Elite office closed for Martin Luther King Jr. Day.

