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**Elite Management Professionals, Inc.
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Schedule of Upcoming Meetings Public Hearings for the House Select Committee on HOAs.

March 31, 2010
April 14, 2010

Meetings begin at 1:00pm and will be held in the Legislative Office Building, 300 N. Salisbury Street, Raleigh, NC Room 421 LOB

**Spring has Sprung!
What you need to know before starting any exterior project on your home**

Spring brings longer days and warmer weather, perfect for getting exterior projects complete. Please be sure that you have obtained PRIOR approval from your Homeowners Board or Architectural Committee before beginning any modifications to the exterior of your property. Many communities have Architectural Guidelines that highlight what is allowed in each community. If you have any questions please contact your Community Manager. Architectural Request Forms and Architectural Guidelines can be downloaded from your community website.

NC Public House Hearing on HOAs

The fourth meeting of the House Select Committee on Homeowners Associations was held on March 3, 2010. This hearing was limited to several chosen speakers on specific issues. Below is a brief summary of talking points:

Real Estate Commission

Ms. Miriam J. Baer, Legal Counsel to the NC Real Estate Commission, noted that the Commission receives questions related to HOAs, including barking dogs, parking rights, governing document disputes, and allegations of management or accounting irregularities. The Commission only becomes involved when the issues concern a licensee of the Real Estate Commission.

CAI

Robb Baer, President of the NC Chapter of CAI, discussed issues of concern to HOAs in North Carolina, including CAI's role in providing education and resources to the volunteer homeowners who govern community associations and the professionals who support them. He detailed the provisions of the currently pending NC manager licensing legislation, including the NC Licensure Board, to whom licensure would apply, fidelity bonds, and the community association registry.

Assessments

Al Ripley, Counsel for Consumer and Housing Affairs, recommended "the adoption of statutory minimum protections to better protect homeowners from abusive HOA practices," including as a minimum:

- Waive all assessments or fines if not demanded within 90 days;
- Require minimum accounting standards for associations to prevent misuse or embezzlement of funds;
- Mandatory installment plans for assessments prior to lien filing;
- Prohibition on attorney's fees for assessment collection unless assessments are above a certain dollar amount, such as \$1,000;
- Prohibition or significant limitation on use of foreclosure for collection of assessments;
- Establish a "Homeowner Enforcement Division" within state government to represent homeowner interests against the association.

UPCOMING CALENDER OF EVENTS

MARCH 31, 2010
House Public Hearing on HOAs

APRIL 14, 2010
House Public Hearing on HOAs

APRIL 2, 2010
Good Friday
(office will be closed)

APRIL 28-MAY 1, 2010
CAI National Conference in Las Vegas,
NV

APRIL 12, 2010
Elite Spring Fling
5pm-8pm

MAY 4, 2010
New Board Member Orientation

For additional info on events please contact our office.

Visit your Association Website Today!

The private association websites for each community are up and running. Check them out today for immediate access to important documents and community information.

To login , please complete the log-in request at
www.elite-mgmt.com.

Click on Communities and the login request screen is located on the Member Registration page. If you have any questions, please contact your Community Manager.



Future seminars will cover:

- New Industry Legislation and Conflicts of Interest (Special guest speaker, Roger Knight)
- Community Financial Planning, Contracting, and Budgeting

Time and Dates TBD

Step into Spring:

Elite Management Professionals Spring Fling Seminar

Elite Management Professionals invites you to attend a Spring Fling Seminar. Backyard Bistro will provide food and refreshments. Come enjoy time with others in the HOA Industry. Several local professionals will be speaking on major points of interest for community leaders .

Speakers include: Dave Harvey of Pool Professionals, Inc. , Blair Davis of Harmony Landscape Group, Inc., and Randy Etheridge, Etheridge Pest Services. HOA Attorney Roger Knight will discuss the latest changes in the laws affecting NC Homeowners Associations.

When: April 12, 2010

5:00-8:00

Where: 1401 Sunday Drive, Suite 116

Raleigh, NC 27607

(Directions: Edwards Mill Road to Trinity Road, left onto Sunday Drive, left onto Kingdom Drive.)

RSVP by
April 7th, 2010
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or

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