



The Elite Insider

Inside this issue:

Report: N.C. has 5th largest number of homeowner associations 1

Calendar of Events and Office Closings 1

General Hierarchy of Authority of Governing Documents 2

Summertime energy conservation tips 2

Solve Neighbor Disputes with Mediation 3

Cartoon Corner 3

Report: N.C. has 5th largest number of homeowner associations

By: Rebecca Troyer

North Carolina has 13,600 homeowner associations – the fifth-highest number in the U.S., according to a recent report by the Community Association Institute.

More than 20 percent of Americans live in properties that are subject to homeowners associations, condominium communities and cooperatives, reports the Falls Church, Virginia-based institute.

The CAI reports that the number of associations in the U.S. grew from 10,000 in 1970 and 222,500 in 2000 to

333,600 in 2014. By the end of 2015, it predicts there will be between 336,000 and 338,000 associations with about 70 million residents.

The top five states and the number of associations are as follows:

1. Florida (47,100)
2. California (43,300)
3. Texas (19,400)
4. Illinois (18,150)
5. North Carolina (13,600)

In a 2014 survey conducted for the Foundation for Community Association Research, 90 percent of residents rated their overall community association experience as positive (64 percent) or neutral (26 percent), with the remaining 10 percent expressing dissatisfaction.



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Office Hours

Mon.-Thurs. 8:30-5:30

Friday 8:30-1:00

Calendar of Events and Office Closings

JULY

Board Appreciation Month
We want to thank you for all the time and hard work that you put in to serve your community!

July 3rd– All Offices Closed for the July 4th Holiday

SEPTEMBER

September 7th– Labor Day All Offices Closed

September 29th– 2015 Fall Festival

OCTOBER

Board Education Seminar
October 27th–6:00-8:00 PM at Elite Management Professionals

Come join us to review the important role of serving on the Board, how to review the financial statements, governing documents and review your community websites. Please contact Dawn Hatcher to register.

NOVEMBER

November 26th and 27th– Thanksgiving Holiday All Offices Closed

DECEMBER

December 8th– Holiday Open House

December 24th and 25th– Christmas Holiday All Offices Closed

JANUARY 2016

January 1st– New Year's Day All Offices Closed

General Hierarchy of Authority for Governing Documents

The general hierarchy of authority for governing documents is a loose one because not all documents address all issues involved in operating a community association.

For operating a community association, the general hierarchy of authority among governing documents consists of:

- Recorded map, plat, or plan (to show the precise location of units, lots, and/or common area)
- Declaration, CC&Rs, master deed, proprietary lease, or occupancy agreement (Note that the master deed proprietary lease, and occupancy agreement apply

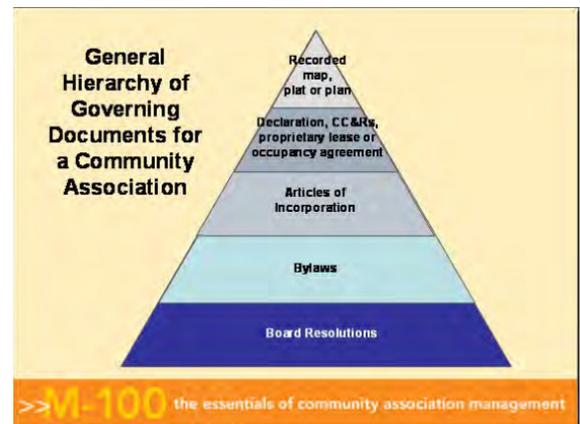
only to cooperatives.)

- Articles of incorporation (if incorporated)*
- Bylaws
- Board resolutions

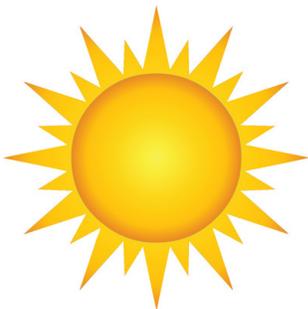
*The bylaws and board resolutions must be consistent with the articles of incorporation. Generally, the declaration would control if there is a conflict with any of the other documents. Resolving such a conflict will depend on the specific facts and legal issues involved.

The higher a document's place in the hierarchy, the greater its legal weight in a court of law. Documents lower in the hierarchy cannot conflict with or change

the terms of those above them. Whenever there is a conflict, the higher document will prevail.



Summertime Energy Conservation Tips



.Summer can quickly become an expensive season, but being mindful of energy conservation can help reduce your electricity bills—and your carbon footprint. Take a look at the following suggestions to increase your energy conservation efforts and beat the heat without breaking the bank.

Cook dinner outside. Save electricity by using a charcoal or gas grill to cook your favorite summertime meals.

Open the windows. Instead of cranking the air conditioning on summer evenings, opt for fresh air instead. Invest in an inexpensive electric fan to circulate the air.

Light candles. Since longer summer days afford more daylight, reconsider turning

on the lights and use candles instead or as a supplement. Be sure not to leave burning candles unattended, especially around pets and children.

Modify the AC when you're not home. Adjusting the thermostat—even by a few degrees—when you're not home can conserve a significant amount of electricity.

Turn off the electronics. Power down the television and computer to spend time with friends and family outdoors. Splash around in your community pool or have a potluck barbecue in your backyard.

Take a walk. If possible, choose to walk to nearby

stores and restaurants instead of driving. Early mornings and evenings are prime times for a stroll, especially in areas with hot climates.

Take a cool shower or bath. For a refreshing alternative to a hot shower, reduce your hot water heater usage by bathing in cooler water a few times a week.

Limit water consumption. Water the lawn every other day at off-peak times, use environmentally-friendly, disposable plate ware and utensils instead of running the dishwasher and spend a little less time in the shower.

Solve Neighbor Disputes with Mediation



Bruised by a dispute with your neighbor? The occasional conflict is a natural byproduct of living very close to one another. It's possible to get your disagreement resolved before it escalates and certainly before you end up in court. You should consider mediation—a process that can save you money and aggravation and lead to more peaceful community environment.

In mediation, a neutral third party meets with you and your neighbor, often in an informal setting, to keep everyone focused on solving the problem. Mediation works particularly well by managing expectations; and, generally, the dispute is resolved within a day.

For example, let's say you're bat-

ting your upstairs neighbor about noise. She works until 2 a.m. and infuriates you by walking around her unit in the wee hours of the morning. Through mediation, each of you can talk, listen and learn about each other. She agrees to take off her shoes when she gets home; and you can call when there is a problem.

A mediator's first task is to understand how and why the conflict escalated. He or she is trained to search through highly charged responses to understand the crux of the problem. Mediation is about compromise. Be willing to learn and hear. Be open-minded. Mediation tends to fail when people can't get beyond their emotions.

If you go to court, one of you will win and one will lose. If you mediate your differences, both of you will find consensus-based, creative solutions to your problems. And that allows for more harmony in the community.

You can find a qualified mediator in our area by searching on "mediators" in your web browser or in the Yellow Pages.

Cartoon Corner—

Its always a good reminder to make good common sense decisions.



This guy's Homeowners Association said he couldn't fly a flag in his front yard. Merica.