

Common Terra

The publication of CAI of San Antonio - *The Source* for Responsible Communities



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Second Quarter 2021

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Proactive Annual Lake and Pond Management: Better for the Environment and Your Wallet

by: Marc Bellaud, Aquatic Biologist at SOLitude Lake Management

We have all heard the adages about being proactive: “The early bird gets the worm” and “Never do tomorrow what you can do today.” These principles apply to nearly every facet of life, whether it’s our job performance, healthcare, financial planning, or in this case, lake and pond management. It’s no secret that taking care of our environment is important, but it goes beyond that. Science suggests that the preservation of our water resources is a key factor in our health and happiness; memorable experiences and time spent around the water lead to a greater sense of peace and connection to the world around us.

Much like the human body, when a lake or pond is ‘young,’ it typically requires less effort and funds to keep it healthy and functional. But a lifetime of neglect can lead to premature aging and serious imbalances. Without ongoing management, water-bodies become inundated with organic matter, sediment, debris, and other pollutants that cause aesthetic, ecological, and functional problems. These can arise in a multitude of ways, including recurring water quality issues, nuisance weeds and algae, and foul odors—and even scarier issues may lurk unnoticed beneath the water

(Continue on page 6)

March TCAA Legislative Update: The Pace is Quickening

by Paul Gaines, RMWBH Law

February and March have been busy months for legislators at the State Capitol. The pace of bills being filed accelerated and multiple new bills appeared, with a large portion relating to the POA industry. The 60-day bill filing deadline of March 12, 2021 has passed and hearings are now being scheduled. For this legislative update, we will introduce many of the new bills that have been filed, including a few that have been seen in prior sessions, and revisit the bills we have been following since the beginning of the session. With the recent winter storm,

legislative attention has quickly turned to the fallout of the power grid and water

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Art Downey

Editor, Common Terra

Three features make community association homes different from traditional forms of home-ownership. One is that you share the use of common land and have access to facilities such as swimming pools that often are not afforda-

ble any other way. The second is that you automatically become a member of a community association and typically must abide by covenants, conditions and restrictions (CC&Rs). The third feature is that you will pay an "assessment" (a regular fee, often monthly, that is used for upkeep of the common areas and other services and amenities). There are many advantages to living in this kind of development. The community usually features attractive combinations of well-designed homes and landscaped open spaces. The houses may even cost less than traditional housing due to more efficient use of land.

Parks, pools and other amenities, often too expensive for you to own alone, can be yours through association ownership. So, now you have a chance to use and enjoy the pool, tennis court or other recreational facilities that may have been unaffordable previously. What's more, you won't have direct responsibility for maintenance, so you won't have to clean the pool or fix the tennis nets, and you may not even have to mow your lawn. But that doesn't mean you'll never have to think about it. The community association operates and maintains these shared facilities. Of course, you'll pay your share of the expenses and, as an association member, you'll have a

voice in the association's decisions. The association may have one of a variety of names: homeowners association, property owners association, condominium association, cooperative, common interest community or council of co-owners. This issue of Common Terra will focus on the responsibilities of volunteer boards and property managers to insure these amenities are safe and well maintained; that the CC&Rs are observed; that all owners contribute their fair share by paying their assessments in a timely fashion; and that the association is managed in an open and fiscally responsible manner.



CommonTerra The publication of the San Antonio Chapter, CAI *the source* of responsible communities

Mission Statement : To enhance community association living in San Antonio and South Texas by promoting leadership excellence and professionalism through education, communication, advocacy and resources

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Leah K. Burton

Attorney, RMWBH PC
President, CAI San Antonio

“The friendships, mentorship, and knowledge that you need are right here in the chapter.

Moving your career, community, and business forward are goals made simpler by capitalizing on CAI’s three main pillars — education, networking, and advocacy.”



The President’s Message —

As we progress through 2021, I remain impressed with the work of CAI San Antonio Chapter members who navigate our communities through the COVID-19 pandemic and overcame last month’s winter freeze. Over the past year, our industry has worked tirelessly to adapt to the new world of social distancing and Zoom meetings, add to that communicating local emergency response efforts and in some cases coordinating major repairs to facilities. Staying informed and connected has proven to be an invaluable asset to those tasked with managing a wide variety of communities. As we look forward to the remainder of 2021, challenges will continue, and new opportunities will arise — along the way, the CAI San Antonio Chapter will be there to help guide you in your journey.

The friendships, mentorship, and knowledge that you need are right here in the chapter. Moving your career, community, and business forward are goals made simpler by capitalizing on CAI’s three main pillars — education, networking, and advocacy. Each pillar is dependent on one another and benefit from increased member engagement. Often, the role our membership plays in communities place us at the frontlines to support and respond, as a result, understanding CAI’s advocacy efforts is a much-needed management and communication tool.

As many of you know, 2021 is a legislative year in Texas. Over the past two months, lawmakers from both chambers in Austin feverishly introduced over 7,600 bills and resolutions. Behind the scenes, a team comprised of community associations advocates from all four CAI chapters in Texas are monitoring and taking positions on several pieces of legislation, each having a direct impact on

our industry. I would like to take a moment and thank the Texas Community Association Advocates (TCAA) for serving as our “watch dog” and keeping us informed throughout the process. If you have not contributed to TCAA, please visit www.txcaa.org and consider donating to support the legislative undertaking being conducted on your behalf.

The opportunity to shape our industry is heavily dependent on input from our membership. If you have an idea you would like to explore, issue you need to resolve, or need clarification on anything CAI offers, please reach out to our chapter office and we will gladly assist.

Each month, the CAI San Antonio Chapter Board of Directors meets to discuss ways to improve our operations and exchange ideas for enhancing the value of your membership. To do so, we need to hear from you! What educational topics are of interest to you? Are you ready to meet in-person? Are you a member of another organization or CAI chapter who has a program you would like to see implemented in San Antonio? The answer to these questions serve as a framework for the chapter’s overall strategic plan and I invite you to be a part of that process.

Thank you for allowing me to serve as your President in 2021 and providing this platform to offer an update on the chapter and community associations industry in Texas — I hope to see all of you again in the near future.

Leah K. Burton
lbarton@RMWBH.com

UPCOMING CHAPTER EVENTS




Happy Hour



Chicken N Pickle.
SAN ANTONIO


Join CAI - SA for happy hour
Thursday, April 1st
3:00 - 6:00 pm
5215 UTSA Blvd
San Antonio, TX, 78249

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Proactive Annual Lake and Pond Management:....

(Cont. from page 1)

for many years before they manifest. When they do finally appear, it is generally a sign that the waterbody requires significant intervention.

- Disregarded plant matter and debris can clog and damage stormwater equipment and increase the risk of dangerous flooding
- Harmful Algal Blooms can create toxins that may harm aquatic animals, pets, and humans
- Invasive plants like Phragmites can take years of dedicated treatments to successfully eradicate
- Invasive animal species like armored catfish, bufo toads, and quagga mussels can out-compete beneficial native species and pose significant challenges and costs to remove
- Shoreline instability can cause expedite lake and pond “aging” and endanger others
- The accumulation of muck and sediment over time can reduce depth and volume - with costly and invasive dredging oftentimes being the only solution

The number of tools necessary to restore an imbalanced lake or pond depends on many factors, and the benefits can be fleeting if not done consistently. That’s why year-round maintenance is key. To begin developing an annual management program, aquatic specialists conduct preliminary assessments that examine the biological, physical, and chemical properties of the water. Detailed visual inspections and baseline water quality tests provide valuable insights into the overall health of the waterbody and establish an important foundation of data to inform future management decisions.

Once preliminary assessments are completed, a customized management program can be designed. The most effective programs lean on cutting-edge technologies, comprehensive data collection, routine laboratory analysis, and premium services like nutrient remediation, algae ID, biological augmentation, oxygenation, and erosion control solutions that help stakeholders achieve the trifecta of health, functionality, and beauty. And these solutions are underscored by the guidance and exper-

tise of scientists who specialize in freshwater management.

Lakes and ponds exhibiting more mild issues or those with budgetary limitations can still be supported by the basics like periodic visual monitoring, nuisance vegetation control, buffer management, and decorative pond dye. These ongoing efforts help lay the groundwork until more advanced solutions come into the picture. Consulting with your lake and pond management professional can help you make the most appropriate decision for your property and your wallet.

Lakes and ponds are an investment, but the upfront costs to kick start your management program will help to reduce expenses that are often much larger and more concerning down the road. While every aquatic ecosystem has different needs, they all benefit most from comprehensive maintenance strategies supported by the most effective and sustainable technologies available to us. Like most other facets of life, when it comes to lake and pond management “an ounce of prevention is worth a pound of cure.”

About the Author



As Director of Technical Services, Marc Bellaud is focused on advancing SOLitude’s momentum as an industry leader by upholding our commitment to continuous education, teamwork, a superior customer experience and premium service offerings and technologies. Throughout his 27-year career, Marc has been actively involved in cultivating the science of aquatics as a good steward and widely-respected thought leader.

CAI of San Antonio

Board Preparations for Summer

The first day of spring has arrived; the lazy, hazy, crazy days of summer can't be far behind. Before you know it, the kids will be out of school, the pool will be full, and the members will be out in force. With water restrictions possible this summer, along with all the other items we do as a Board, I have compiled some ideas that I hope can help you make your summer go smoothly.

1. Research the watering times for your area. This is important to make sure that you are watering only at the times you are allowed to avoid fining by the water company.
2. Make an appointment with your landscaper. They can give you an idea of what plantings need how much water, and can set your sprinkler systems accordingly.
3. Make an appointment with your sprinkler person. Have them check all of the sprinklers and make sure they are working, are hitting all "green" areas, and if possible make recommendations to replace sprinklers with drip systems when financially possible. If your sprinkler person is your landscaper, this may be included in your maintenance package.
4. Have your pool maintenance company check your pool equipment prior to your pool opening. If you have a warranty on your pool, now is a good time to do your inspections.
5. Have your clubhouse systems checked. Keep your thermostat at the recommended temperature.
6. Have your pest control company make their inspection, and treat for any unexpected pests.
7. Make a run through your neighborhood. Identify any potential problems, and notify your management company. Working together with your Community Manager is the best way to cut covenants violators off at the pass.
8. If you are gated, make sure your gate is thoroughly maintained, and lubricated.

By doing all of the above items, you can relax knowing that you have prevented many of the "fire drills" that come with broken equipment, and saved your Association money.

Clean Out and Recycle



Spring cleaning is right around the corner, and for many homeowners that could mean out with the "old" and in with the "new"—but what to do with the "old" when it's not quite ready for the landfill? Donating used items is a great option as long as you do a little homework to find out which local organizations and donation centers are most appropriate for the items you'd like to give away. Use the following tips as a guideline for determining what goes where and how to get it there.

Many items are eligible for donation. You might be surprised to learn exactly what items you can donate. In addition to clothing and furniture, cars, cell phones and other electronics, fitness equipment, home appliances—even art supplies and old towels—are widely accepted by specialized organizations. If you're looking to donate a unique item, or several of the same items in bulk, do some further research about local organizations and donation centers in need of specific things.

Consider what shape your items are in to determine where you donate. If you're planning to donate a broken refrigerator, make sure the organization is aware the item is in need of repair. Some donation centers accept broken items for parts; however, most organizations and donation centers prefer to accept gently used items in working condition. Be sure to communicate the item's condition prior to arranging a donation.

After choosing where to donate, decide how you'll get the items to the organization. Often-times large organizations and donation centers are able to arrange a day and time to pick up your unwanted items directly from your home or business. Smaller organizations in need might instead have certain days and times available for you to arrange a drop off at a specified location.

Make sure to get a donation receipt for tax purposes. Before donating, make a detailed list of the items you'll be giving away along with the estimated values. Keep in mind that, since the items are used, price points might be lower than expected. When your items are picked up or dropped off, request a receipt from the organization or donation center to keep track of what to count as a tax deduction. Speaking with a tax professional for advice also is a good idea.

The Neighborly Way to Sway Your HOA

by Heather Ginsberg, SAWS

Want to transform your water-guzzling landscape, but live in a community overseen by a homeowners association? Follow our five ways to work in partnership with your HOA.

If you live in a community managed by a homeowners association, historical society, etc. and you want to make major landscape changes, it is not an impossible task. But it is a process that takes time, sometimes costs money, and more often than not, requires compromise.

Creating a beautiful landscape is one of many ways to increase your property value and your HOA

wants you to do that. However, their job is to make sure you are keeping with the integrity of the neighborhood and this means they must approve your landscape plans *before* you begin any work.

Follow these tips to help avoid any unnecessary frustration.

- **Be flexible and be prepared to revise your plan.** Going back and forth with HOAs is part of the process — landscape companies have to do it, too. In fact, if your budget allows you may want to hire a landscape company to do the plan and submittals for you.
- **Talk to a neighbor who has recently gone through the process successfully and do what they did.** If they got approved and your plans are similar, you've just increased your chances of a smooth experience.
- **HOAs outline specific requirements for submitting plans for landscape changes — follow them to the letter.** When you submit your plans, ensure your package is complete and send it in with delivery confirmation/tracking so date of receipt is accurate.
- **Get familiar with [Senate Bill 198](#)** (pdf), which basically prevents homeowners associations from prohibiting use of native grasses or xeriscapes in landscaping.
- **Follow-up with a phone call or e-mail to make sure they received everything they need;** also find out when the next meeting to consider landscape plan approvals is scheduled.

Above all, think of your HOA as a team member — not the enemy. All of these things can go a long way toward saving you time and headaches later.

And if the movement towards sustainable landscapes is moving too slow for you in your community, consider getting involved with your HOA. Be on the board and become a part of the process of changing what our landscapes look like.



About the Author



Heather Ginsburg is a Texas tradeswoman through and through! With three state water licenses under her belt, she brings a unique perspective, background and expertise to the SAWS Education team. Heather's deep understanding of and passion for sharing water knowledge makes her perfectly suited for coordinating and leading SAWS' education tours. Prior to joining the SAWS family, Heather worked in the private sector as a landscape designer where she spent countless hours helping homeowners create beautiful, water-saving landscapes.

Rights and Responsibilities for Better Communities

Principles for Home Owners

Homeowners have the right to:

- ◇ A responsive and competent community association.
- ◇ Honest, fair and respectful treatment by community leaders and managers.
- ◇ Participate in governing the community association by attending meetings, serving on committees and standing for election.
- ◇ Access appropriate association books and records.
- ◇ Prudent expenditure of fees and other assessments.
- ◇ Live in a community where the property is maintained according to established standards.
- ◇ Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
- ◇ Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
- ◇ Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners have the responsibility to:

- ◇ Read and comply with the governing documents of the community.
- ◇ Maintain their property according to established standards.
- ◇ Treat association leaders honestly and with respect.
- ◇ Vote in community elections and on other issues.
- ◇ Pay association assessments and charges on time.
- ◇ Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
- ◇ Request reconsideration of material decisions that personally affect them.
- ◇ Provide current contact information to association leaders or managers to help ensure they receive information from the community.
- ◇ Ensure that those who reside on their property (e.g., tenants, relatives and friends) adhere to all rules and regulations.



NOTE: The complete list of rights and responsibilities for better communities for homeowners and community leaders can be found for free at www.Caionline.org.

March TCAA Legislative Update

(Cont. from page 1)

systems throughout the state. The amount of attention that will be given to many of these bills moving forward remains to be seen.

New Bills

HB 1970 – Relating to Property Owners' Association Fines

This bill has been seen in prior legislative sessions. If passed, this bill would amend Chapter 209 of the Texas Property Code to add Sec. 209.0061 requiring a POA board to adopt a fine policy. The policy must disclose each type of violation for which the board may assess a fine, the amount of the fine for each violation and provide information regarding hearings. The bill would also require the POA to file the policy with the county clerk's office and provide a copy of the policy to each owner by posting the policy on the POA's website or annually sending a copy of the policy to the members by hand-delivery, first class mail or e-mail.

HB 2076 – Relating to the Filing of Property Owners' Association Fine Policies with a Municipality

In addition to HB 1970, HB 2076 also deals with POA fine policies. If passed, this bill would amend Chapter 212 of the Local Government Code by adding Sec. 212.906 requiring the POA to file a fine policy with the municipality in which the subdivision is located.

SB 581 – Relating to Regulation by a Property Owners' Association of Certain Religious Displays

Another bill that has been seen in prior legislative sessions; this bill would amend Sec. 202.018 of the Texas Property Code. The bill would ban POAs from enforcing or adopting a restriction that prohibits owners from displaying "on the

owner's or resident's property or dwelling" one or more religious items (note that this expands the statute beyond the entry of the property). However, a POA could still enforce a restriction if the religious display threatens public safety, violates a law, is offensive or is installed on property owned by the POA or in common with other members of the POA. The bill also provides that a POA may adopt and enforce restrictions relating to the size, material and components of the display, and enforce limits on the length of the display if the item is relating to a religious event or holiday.

SB 749 – Relating to the Foreclosure of POA Assessment Liens on Certain Boarding Home Facilities

This bill would allow a POA to judicially foreclose an assessment lien on a property used as a boarding house if the debt securing the lien consists solely of fines assessed by the association for a violation of association restrictions, by-laws, or rules and the violation constitutes neglect or abuse of a resident of the boarding home facility.

HB 1686 – Relating to the Regulation of Food Production on Single-Family Residential Lots by a Municipality or POA

If passed, this bill would prohibit a POA from adopting or enforcing a restriction that prohibits the growing of fruits and vegetables, the raising or keeping of six or fewer domestic fowls, six or fewer rabbits, or three or fewer beehives, or a cottage food production operation on a residential lot. The bill would allow a POA to adopt or enforce a covenant to impose reasonable requirements on the raising or keeping of fowls, rabbits or bees such as placing a limit on the number of animals or beehives that is above

March TCAA Legislative Update

(Cont. from page 10)

the minimum included in the bill, prohibiting the raising or keeping of a rooster, or the minimum distance between an animal shelter or beehive and a residential structure.

HB 1483 - Relating to the Redaction of an Unconstitutional Restriction from an Instrument Conveying an Interest in Real Property.

The language of this bill permits a grantee of an instrument conveying an interest in real property who believes that a restriction in the instrument violates the Texas or US Constitution to bring an action against the county and seek redaction of the restriction. The action must be brought in the county where the instrument is recorded. If the court finds the restriction violates the Texas or US Constitution, the court must enter an order: 1) identifying the instrument and specific language in violation; and 2) requiring the county clerk to redact the restriction at issue.

HB 1470 - Relating to the Prohibition of Housing Discrimination on the Basis of a Person's Source of Income and to the Enforcement of that Prohibition.

Amends Section 301.003 of the Texas Property Code (TX Fair Housing Act) by adding Subdivision (10-a) to include "Source of Income" as a protected class. The term "Source of Income" includes: 1. Housing choice vouchers under Section 8, US Housing Act 1937; or 2. Any other federal or state or local housing assistance provided to a family/individual/homeowner on behalf of a family or individual, including rental vouchers, rental assistance, or rental subsidies from a nongovernmental organization (Companion bill is SB 265 (West))

HB 1467 - Relating to Property Owners' Association Annual Meetings held Electronically.

Amends Section 209.014(a) of the Texas Property Code. Permits an annual meeting

to be held via electronic or telephonic means if: 1. Each attendee may hear and be heard by everyone attending; and 2. The notice sent to members includes instructions to access any communication method required to attend the meeting remotely.

HB 1569 - Relating to Regulation by a POA of Certain Religious Displays.

The proposed bill would prohibit POAs from adopting or enforcing a covenant prohibiting an owner or resident from displaying one or more religious displays on the property (deletes limitation of entryway). Additionally, this bill repeals the language under the current statute which provides POAs with authority to regulate size and location concerning religious items.

HB 2447 - Relating to the Recall of a Board Member of and Suits Against a Property Owners' Association

This bill would permit owners holding at least 20% of all voting interests in a POA to petition POA and require a special meeting to conduct a recall election to recall a board member. Within 90 days of the POA receiving a petition, the POA must hold the recall meeting. If the majority of the votes in the recall election are for the recall of the named board member, the member position on the board becomes vacant and the board shall fill the vacant seat.

HB 1659 - Relating to the amendment of a residential subdivision's declaration to affect certain types of property located in the subdivision

This bill would amend Section 209.0041 of the Texas Property Code (requiring 67% vote for a Declaration Amendment) by adding subsection (d-1). The 67% vote requirement would not apply to an amendment that affects a portion of a subdivision zoned for or containing a commercial structure, industrial structure, apartment complex, or a condominium.

(Continue on page 14)

ALLEN, STEIN ★ DURBIN

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The image features a collage of six circular photographs showcasing various playground equipment and water park structures. The top-left circle contains the Kraftsman logo, which includes the text "THE FUN BUILDERS", "KRAFTSMAN", and "KRAFTSMANPLAY.COM". The other five circles show different types of play areas: a large multi-level wooden play structure, a water play area with slides, a smaller wooden play structure, a water play area with a large umbrella, and a water play area with a large umbrella. The collage is decorated with several colored dots (red, blue, yellow) and is set against a white background. Below the collage, a dark blue banner contains the text "Kraftsman Commercial Playgrounds & Water Parks" and the contact information "800.451.4869 | www.kraftsmanplay.com".

Kraftsman Commercial Playgrounds & Water Parks
800.451.4869 | www.kraftsmanplay.com

CED Corner



Jesus Azanza
Chapter Executive Director

Dear CAI San Antonio Chapter Members,

Since my last message to you in January, San Antonians and Texans from across the state continue to show how resilient we are in the face of adversity. In late February, as a winter freeze blanketed the state and knocked Texas' power grid offline, many residents found themselves in a precarious situation that stretched their ability to protect their property, livestock, pets, friends, and family. While broken pipes, power outages, and a loss of connectivity proved challenging, I was encouraged to see many of you who took it all in stride and captured some amazing photos of your experience.

Recently, you received an email from the CAI San Antonio Chapter with details regarding our SNOVID-21, snowmageddon, ice apocalypse, or however else you might refer to last month's winter freeze, photo contest. We would like to see photos of your experience! The deadline to submit your photos is April 9, 2021. Humans thrive on shared experiences to make valuable connections. Our chapter's ability to expand professional and personal networks is one of our key pillars as we strive to be an industry leader and resource for community associations throughout the region. As neighbors, community managers, board volunteer leaders, and supporting businesses, we are dependent on one another to make the most out of our membership with CAI.

As the adage goes "you get what you put in," and this could not be more relevant as

it relates to your membership. Not only do I encourage you to submit your SNOVID-21 photos, but I implore you to take advantage of other upcoming opportunities to get to know the membership. On April 1, 2021, the chapter is hosting a networking event at Chicken N Pickle — invite your colleagues, co-workers, or significant other, and enjoy drinks and appetizers with dozens CAI San Antonio Chapter members. This is the chapter's first in-person networking opportunity since the COVID-19 pandemic began in March 2020, and it will not be our last!

In addition to our exceptional monthly virtual presentations, we are excited to announce that CA Day plans are underway for 2021. This year's event will be held at the Norris Conference Centers on August 27, 2021 and feature many of the same great experiences you have come to enjoy. As we begin to plan for a great event, know that the health and safety of our membership is our top priority. The chapter will implement necessary protocols to ensure a fun and healthy environment; including social distancing measures, spacing tables and chairs 6' apart, limiting room capacity, providing a grab-and-go breakfast option, and face covering policy. As CA Day nears, the chapter will work with the venue and adjust its health and safety measures and necessary.

All of our events and educational programming are the result hard-working and dedicated volunteers. Without the support of committee members working behind the scenes to plan and execute the chapter's vision, none of our upcoming events are possible. Please reach out to me if you are interested in joining a committee, we would love to have you! Our success is your success, so let us accept that as an undeniable truth and work together to make 2021 great year for everyone.



Our Mission Statement is....

"To Enhance Community Association Living in San Antonio and South Texas by Promoting Leadership Excellence and Professionalism Through Education, Communication, Advocacy and Resources."

Jesus

Jesus Azanza, CED
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210-389-6382

Visit our website at:
www.caisa.org



March TCAA Legislative Update

(Cont. from page 11)

HB 1963 - Relating to the regulation of short-term rentals by a property owners' association

The bill proposes to add Section 202.020 to the Texas Property Code. The bill would permit a POA to adopt or enforce a provision in a dedicatory instrument that regulates the use of property as a short-term rental (defined as a residential property rented for a fee for a period of no longer than 30 days)

Several other new bills filed over the last few weeks are companions to bills listed below.

Previously Mentioned Bills

SB 318 - Relating to the Records of Certain Condominium Unit Owners' Associations.

If passed, this bill would essentially mirror the language under Section 209.005 of the Texas Property Code making the open records procedures applicable to condominium associations. The bill requires a condominium association to make the books and records of the association, including financial records, open to and reasonably available for examination by a unit owner, and sets forth the procedure to request either the inspection or production of certain association records. This bill would also require a condominium association to adopt a records production and copying policy, as well as a document retention policy.

HB 1202 - Relating to the Amendment of a Dedicatory Instrument to Remove a Discriminatory Provision.

Provides a procedure for the governing body of a POA to amend a dedicatory instrument to remove a discriminatory provision by majority vote of the governing body: 1) on its own motion; or 2) on the motion of a member of the POA. Also provides procedures for owners within an association to amend a dedicatory instrument to remove a discriminatory provision through a petition process or amendment committee formation process. (Companion bill is SB 754 (Miles))

HB 875 - Relating to the Prohibition of Housing Discrimination on the Basis of Age or Certain Housing Needs and to the Enforcement of that Pro-

hibition.

If passed, this bill would essentially add the terms "Age" and "Housing Needs" to the protected classes under Chapter 301 of the Texas Property Code (Texas Fair Housing Act)

HB 67 - Relating to Unenforceable Restrictive Covenants Related to Swimming Pool Enclosures

If passed, this bill would prohibit a POA from adopting or enforcing a provision in a dedicatory instrument that prohibits or restricts a property owner from installing on the property owner's property a swimming pool enclosure that conforms to applicable state or local safety requirements

HB 191 - Relating to the Prohibition of Housing Discrimination on the Basis of Sexual Orientation or Gender Identity or Expression and to the Enforcement of that Prohibition

If passed, this bill would essentially add the terms "Gender Identity or Expression" and "Sexual Orientation" to the protected classes under Chapter 301 of the Texas Property Code (Texas Fair Housing Act) (Companion bill is HB 188 (Bernal) and SB 233 (Whitmire))

HB 485 - Relating to the Removal of Certain Unconstitutional Provisions from Real Property Records

Permits an owner of real property to file suit to remove from a recorded instrument affecting or conveying an interest in the property a provision that: (1) violates the United States Constitution; (2) is unenforceable under law; and (3) is unambiguously discriminatory

SB 222 - Relating to the Removal of Certain Discriminatory Restrictions and Provisions from Certain Real Property Records

Permits an owner of real property to request on a form provided and created by the Attorney General, that the County Clerk remove a discriminatory provision or restriction (as defined by Sec. 5.026 of the Texas Property Code) from a recorded instrument

(Continue on page 15)

SB 206 - Relating to the Operation of Certain Low-Powered Vehicles

March TCAA Legislative Update

(Cont. from page 14)

Amends Sec. 551.304 of the Transportation Code to permit the operation of golf carts in a master planned community without a golf cart license plate (Companion bill is HB 1281 (Wilson))

HB 801 – Relating to a Certification Program for Assistance Animals; Authorizing Fees; Imposing a Civil Penalty

Establishes a certification program for assistance animals in Texas, including but not limited to obedience training, evaluation by a licensed veterinarian and evaluation of the primary owner by a mental health professional. Establishes a statewide assistance animal registry. Also prohibits assistance animals in common recreational areas of master planned communities subject to restrictive covenants limiting residency to persons 55 years of age or older unless the assistance animal is certified and meets the additional requirements under the bill.

To stay up-to-date on the movement of bills, please read my monthly legislative updates on RMWBH's website at www.rmwbh.com.

About the Author



Paul Gaines is an associate attorney with the firm's Real Estate section as a part of the Community Association Team. He focuses his practice on community association law and represents the firm's clients in the Central and South Texas areas. Paul graduated from St. Mary's University School of Law in 2015.



Curb Appeal Checklist

The curb appeal of any community depends on each resident maintaining his or her property as completely as possible. For those who keep their homes and yards well maintained, the association and neighbors will thank you for your efforts and good examples. All residents should pay particular attention to the following maintenance items.

Exterior paint. Paint is a quick and easy way to keep your property looking fresh, new and clean. It will also protect against corrosion, weathering and insects.

Landscaping. Landscaping is extremely important to our community's curb appeal. Please remove dead plants and branches. Keep shrubs properly pruned and flowers well-tended. Keep yards free of leaves and remove grass clippings.

Roofs. Please insure your roofs are properly maintained and cleaned.

Driveways and sidewalks. Please repair cracks, pitted or flaking surfaces and other concrete problems. Remove weeds from sidewalk joints and debris from driveways and sidewalks. Do not use driveways for storage or auto repairs.

Gutters and downspouts. Please keep them cleaned out to prevent overflowing and flooding.

Window boxes, awnings and decks. Please replace worn or damaged fixtures, check fittings for stability and paint all items at least bi-annually.





LEAH K. BURTON

Get to know your CAI Chapter President.

5 FACTS ABOUT LEAH K. BURTON

1. Leah represents POAs of all sizes from small condominium complexes to large multi-thousand lot master-planned communities.
2. Leah has practiced POA law in both Texas and Florida and understands the complexities that associations face around the U.S.
3. Leah was raised in Anchorage, Alaska and is no stranger to the cold winters that sometimes visit the Texas Hill Country, but she enjoys the Hill Country summers more.
4. Leah's experience practicing civil litigation in California prepared her to better advise her POA clients on the risks they may face from litigation.
5. Leah is active in the San Antonio region as a member of the San Antonio Bar Association and Bexar County Women's Bar Foundation.

Learn more about Leah at www.RMWBH.com

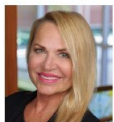


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Using Common Areas to Administer COVID-19 Vaccine: What HOAs Need to Know

by Laura Otto

As COVID-19 vaccines continue to be rolled out and become available to more Americans, many are looking forward to enjoying activities the way they did before the pandemic. However, some homeowners association residents are wondering if their board can require proof of immunization to use an amenity such as a pool or fitness center.

Whether boards can require proof of a COVID-19 vaccine as a condition to use amenities is a complicated issue that could have legal repercussions if not approached properly, says George E. Nowack, co-founder of NowackHoward in Atlanta and a fellow in CAI's College of Community Association Lawyers.

Many association governing documents contain provisions that allow boards to adopt measures that protect the health, safety, and overall well-being of residents, but these have existed before COVID-19 and should not be interpreted as "requiring an association take action to prevent a person from contracting an illness," Nowack explains. "I see it as an obligation to maintain the common property to prevent injury, not to take action to protect an individual's personal health, safety, and welfare."

He adds that an association asserting a fiduciary obligation to promote the health, safety, and welfare of residents by requiring proof of vaccination would unknowingly be invoking police powers granted only to state and local governments to ensure the well-being of the public. It also creates "an obligation of protection which is impossible to achieve."

The most responsible course of action for community associations is to require residents to comply with state and local orders regarding vaccinations. "If a state or local government does not mandate proof of vaccination to use a swimming pool or gym, neither should an association," says Nowack. "That avoids the probability of a finding of state action and the devastating impact on community association powers."

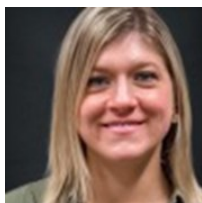
In addition, some communities have considered working with a health care provider to administer COVID-19 vaccines to residents. Nowack recalls that the U.S. Department of Health and Human Services recently facilitated 1,000 initial and follow up doses of the vaccine to a homeowners association in Georgia, where the majority of residents are over the age of 65.

The association allowed the use of the clubhouse for the health care workers to provide vaccinations, but did not host or sponsor the event. Furthermore, the association and staff did not provide any administrative assistance, since community members offered to perform those tasks. Measures also were taken to avoid potential liability issues, explains Nowack.

"The Department of Health and Human Services required every person to sign a waiver of all claims related to the injection. We drafted a simple waiver and release of claims for bodily injury occurring on any common property used to obtain the vaccination. We also advised our client to inspect the common property during the event to keep it free from any hazards," he adds.

Any association considering allowing the use of common area property to administer the COVID-19 vaccine should confer with legal counsel, Nowack recommends.

About the Author



Laura Otto is editor of CAI's award-winning Community Manager. A seasoned journalist, Laura previously worked for a creative, advocacy agency in Washington, D.C., where she wrote and edited content for a variety of public health clients. Prior to that, Laura served as a senior writer and editor for the George Washington University School of Medicine and Health Sciences. Laura is a graduate of Temple University in Philadelphia.

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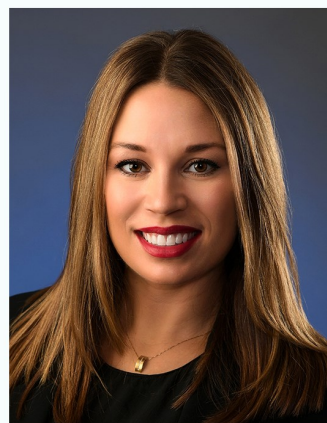
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MODEL CODE OF ETHICS

CAI developed the Model Code of Ethics for Community Association Board Members to encourage the thoughtful consideration of ethical standards for community leaders. The model code is not meant to address every potential ethical dilemma but is offered as a basic framework that can be modified and adopted by any common-interest community.

Model Code of Ethics for Community Association Board Members

Board members should:

1. Strive at all times to serve the best interests of the association as a whole regardless of their personal interests.
2. Use sound judgment to make the best possible business decisions for the association, taking into consideration all available information, circumstances and resources.
3. Act within the boundaries of their authority as defined by law and the governing documents of the association.
4. Provide opportunities for residents to comment on decisions facing the association.
5. Perform their duties without bias for or against any individual or group of owners or non-owner residents.
6. Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the association.
7. Conduct open, fair and well-publicized elections.
8. Always speak with one voice, supporting all duly adopted board decisions—even if the board member was in the minority regarding actions that may not have obtained unanimous consent.

Board members should not:

1. Reveal confidential information provided by contractors or share information with those bidding for association contracts unless specifically authorized by the board.
2. Make unauthorized promises to a contractor or bidder.
3. Advocate or support any action or activity that violates a law or regulatory requirement.
4. Use their positions or decision-making authority for personal gain or to seek advantage over another owner or non-owner resident.
5. Spend unauthorized association funds for their own personal use or benefit.
6. Accept any gifts—directly or indirectly—from owners, residents, contractors or suppliers.
7. Misrepresent known facts in any issue involving association business.
8. Divulge personal information about any association owner, resident or employee that was obtained in the performance of board duties.
9. Make personal attacks on colleagues, staff or residents.
10. Harass, threaten or attempt through any means to control or instill fear in any board member, owner, resident, employee or contractor.
11. Reveal to any owner, resident or other third party the discussions, decisions and comments made at any meeting of the board properly closed or held in executive session.

HOMEOWNER ASSOCIATION GUIDELINES

Many residents – owners and renters alike—don't really understand the fundamental nature of homeowner associations. Many others, including the media and government officials, lack a true understanding of the homeowner association concept.

What is the basic function of a homeowner association? What are the essential obligations and expectations of homeowners? What are the core principles that should guide association leaders?

1. Associations ensure that the collective rights and interests of homeowners are respected and preserved.
2. Associations are the most local form of representative democracy, with leaders elected by their neighbors to govern in the best interest of all residents.
3. Associations provide services and amenities to residents, protect property values and meet the established expectations of homeowners.
4. Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.
5. Association homeowners have the right to elect their community leaders and to use the democratic process to determine the policies that will protect their investments.
6. Association homeowners choose where to live and accept a contractual responsibility to abide by established policies and meet their financial obligations to the association.
7. Association leaders protect the community's financial health by using established management practices and sound business principles.
8. Association leaders have a legal and ethical obligation to adhere to the association's governing documents and abide by all applicable laws.
9. Association leaders seek an effective balance between the preferences of individual residents and the collective rights of homeowners.
10. Association leaders and residents should be reasonable, flexible and open to the possibility—and benefits—of compromise.

How to Determine an Appropriate Budget for Your Project

Project Needs

Before determining what your budget for a new equipment installation is, factor in what your community's needs are for the intended project. What is the purpose or intention of the project and what are you trying to accomplish?

If the project is a new playground for your community, determine factors like whether or not the outside environment is exposed to constant and intense heat, or if the current landscape is uneven. Perhaps the project requires demolition of an existing structure. These are all great examples of things to keep in mind.

Once you have these figured out, moving forward onto harder decisions will become much easier.

Know What You Want

Next, consider what your community wants from the project. Does your community have any preferences or requests? Maybe you are wanting a slide for the playground or interactive equipment for a new park. Have in mind what styles you like and what would enhance the user's experience. For a playground, having asphalt underneath won't be the best choice when it comes to safety.

This is the time where brands, colors, materials and styles are typically determined for the project. Don't worry about getting too specific, your local playground provider will help walk you through various available options to suit your project. Follow some of the guidelines from the 'Common Ground' (January/February 2021 issue) for selecting the right provider for your project.

It's Time to Get Real. Down to the Nitty Gritty

Now for the most important part, how much can you comfortably afford for this project? Find a team of professionals who are experts at helping find solutions to fit your project. But for them to do this to its fullest, they need to know what they are working with. Whether your community is looking for state of the art pieces, or simplistic, yet effective components – they can help bring your dreams to fruition.

Some Distributors even go as far as to help smaller entities raise funds for new projects. Others help connect communities to the funds and other resources they need to make their dream play and recreation space a reality. Resources like 'The PlayCore Grant Finder Tool' (<https://www.playcore.com/funding/results?country=united-states&state=national&project=>) help locate funding for your play and recreation projects. We invite you to search the database for grant opportunities that may be available in your area. The grants listed are funded by the organization specified in each grant summary. Please contact each funder directly for specific questions, deadlines, and eligibility requirements. Learn more about Fundraising support by contacting your service representative today!

Be Flexible

In order to accommodate your project's needs, be mindful that you may have to flex your budget or special requests. Creating an appropriate budget entails a clear understanding of what is needed and what is feasible. If needed modular equipment design provides you the perfect opportunity to phase out your playground project by breaking out your entire project into smaller affordable phases that you can schedule over the years to come.

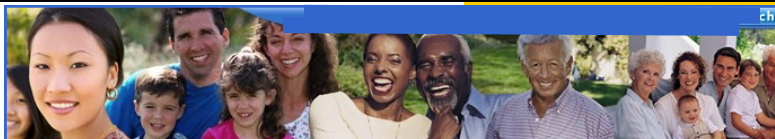
Find Your Partner

Finally, find a partner that you are comfortable with and can work with. Do your research, vet your choices, and use your Professional Services Directory to help you in your search.



EVENTS CALENDAR

Mark yours today!



2021 CALENDAR OF EVENTS

Due to health concerns with the COVID-19 virus the Board of Directors has decided to postpone **all in-person** CAI San Antonio events until further notice. "Our top priority is the health of our members and feel that it is best to err on the side of caution."
Virtual meetings may be scheduled instead.

APRIL

4/1/21 – 3:00 - 6:00 pm – Chicken N Pickle (Happy Hour)

4/8 - 4/10 - M100

4/13/21 - Luncheon Meeting – Virtual Presentation

MAY

5/11/21 - Luncheon Meeting – Virtual Presentation

JUNE

6/4 - M-202

6/8/21 - Luncheon Meeting – Virtual Presentation

JULY

7/8- 9/21 - M-206

7/13/21 - Luncheon Meeting – Virtual Presentation

AUGUST

8/18/21 – 8/21/21 CAI Annual Conference & Exposition: Community NOW

8/27/21 - CA DAY (8:00 am – 3:00 pm) Norris Conference Center

SEPTEMBER

9/14/21 - Luncheon Meeting – Virtual Presentation

OCTOBER

10/12/21 Luncheon Meeting – Virtual Presentation

NOVEMBER

11/9/21 - Luncheon Meeting – Virtual Presentation

DECEMBER

12/14/21 - Luncheon Meeting – Virtual Presentation

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See you there!

Legal Assessments

Contributing Writers:

Elliott Cappuccio, and Ryan Quiroz
Pulman, Cappuccio & Pullen, LLP

Condo Association May Regulate All Parking Spaces

Ware v. MacArthur Townhomes Homeowners Association Board of Directors, No. 14-18-00915-CV (Tex. Ct. App. Sept. 1, 2020)

Alan Ware (“Ware”) owned a unit in a condominium governed by MacArthur Townhomes Homeowners Association (“Association”). Ware also owned two parking spaces in the condominium parking lot and parked two vehicles there. Ware suffered a severe injury in 2011 and neither vehicle was driven for the next few years. Both vehicles remained in Ware’s parking spaces and eventually both vehicles’ license plates and inspection stickers were out of date.

The Association’s parking rules contain a provision prohibiting overnight parking of vehicles in the condominium property that lack a current license plate and inspection sticker. The Association was also given the power to remove vehicles parked in violation of these rules. In 2014, notices were placed on Ware’s vehicles, stating that each would be towed in five days because they were inoperable. On the sixth day after the notices were placed, the Association had each vehicle towed from the condominium property.

Ware challenged the towing in justice court, arguing that the Association lacked probable cause to conduct the removal. The justice court found that the Association did have probable cause to tow the vehicles and Ware appealed its decision. In the District Court, Ware alleged, among other things, that the Association was not a parking facility owner as to his private parking spaces and therefore lacked the authority under the Texas Occupations Code to remove Ware’s vehicles. The District Court disagreed with Ware and found that the Association was the parking facility owner as defined

by the Texas Occupations Code and could therefore legally create and enforce rules governing all parking spaces on the property. In addition, the Association’s Declaration gave the Association’s Board the authority to make and enforce rules. The rules that the Board recorded did not limit its regulatory authority to common areas. Therefore, the Court reasoned, Ware was contractually bound by the Association’s rules and the application of such rules was legal. Ware appealed District Court’s ruling.

The Appeals court affirmed the District Court’s ruling and agreed that the Association was the legally authorized parking facility owner over all parking spaces in the condominium property. Even though Ware owned and had exclusive use to the spaces, the Association’s towing was legal.

About the Authors

Elliott Cappuccio is the partner in charge of the Property Owner Association Section at the law firm of Pulman, Cappuccio & Pullen, LLP (“PC&P”), along with Associate Ryan Quiroz. PC&P is a full service “Preeminent” Rated law firm with offices in San Antonio, Fort Worth, Austin, and McAllen. This article is not intended to provide legal advice, nor is it intended to create an attorney/client relationship between PC&P and the reader. If you have specific legal questions, you may contact Elliott Cappuccio at (210) 222-9494 or ecappuccio@pulmanlaw.com.



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The Board President

Useful information for newly elected and veteran presidents, this guide defines the role of the president and offers tips for working with the board, managers and residents. It outlines how to develop goals, set priorities, use committees effectively and promote volunteerism. It also explains governing documents, the president's fiduciary responsibility, how to conduct meetings and more.

Item #5895.

Nonmembers: \$25 | **CAI members: \$15**

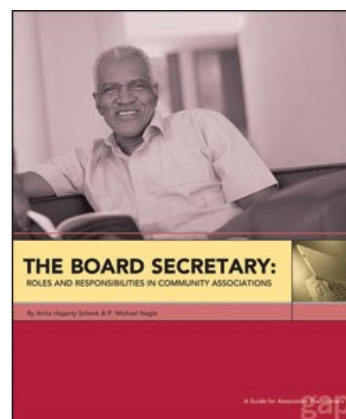


The Board Secretary

A must-have for all association or corporation secretaries. Full of advice on every aspect of the work of corporate, recording, and corresponding secretaries. Covers such subjects as meeting preparation, maintaining lists, how to establish an effective filing system, and how long to keep documents. It also answers many legal questions you may have. Includes samples of agendas, minutes, and forms.

Item #5834

Nonmembers: \$25 | **CAI members: \$15**

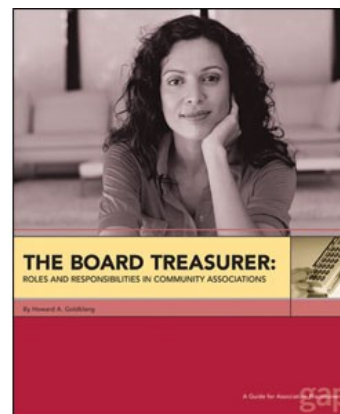


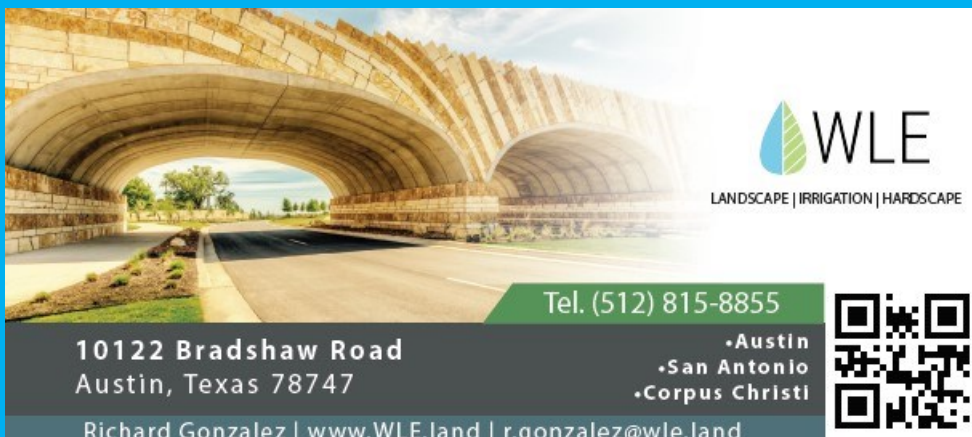
The Board Treasurer

This guide is written specifically for the treasurer. However, the information and guidelines on critical areas of community association financial activity that it contains will be of interest to anyone involved in community associations—managers, volunteer leaders, informed homeowners, and even the financial professionals who serve them. Some of these areas include: investments, reserves, financial statements, income taxes, budgets, borrowing, and special assessments.

Item #0765.

Nonmembers: \$25 | **CAI members: \$15**






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Texas Community Associations

facts & figures

» Approximately **5,965,000** Texans live in **2,093,000** homes in more than **21,000** community associations.

» These residents pay **\$9.5 billion** a year to maintain their communities. These costs would otherwise fall to the local government.



» **201,000** Texans serve as volunteer leaders in their community associations each year, providing **\$182.7 million** in service.

» The median home value in Texas is **\$161,700**. Homes in community associations are generally valued at least **4%*** more than other homes.

» By **2040** the community association housing model is expected to become the most common form of housing.




88 percent say their association's rules protect and enhance property values (66%) or have a neutral effect (22%).


70 percent of residents oppose additional regulation of community associations.

85 percent of residents rate their community association experience as positive (56%) or neutral (29%).

43 percent always or usually vote in national elections and 59% always or usually vote in local and state elections.

9.26.20


 Community associations are private entities, not governments. Residents vote for fellow homeowners to provide leadership—making decisions about operation, administration and governance of the community.

 Assessments paid by association members cover the costs of conducting association business—such as common area maintenance, repair and replacement, essential services, routine operations, insurance, landscaping, facilities maintenance as well as savings for future needs.

CAI supports public policy that recognizes the rights of homeowners and promotes the self-governance of community associations—affording associations the ability to operate efficiently and protect the investment owners make in their homes and communities.



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SOURCES

Community Associations Fact Book 2019.
Published by the Foundation for Community Association Research - foundation.caionline.org. Note: Statistics published are estimates generated from seven public/private data sources; including the American Communities Survey.

Home Sweet HOA: 2020 Homeowner Satisfaction Survey.

Community Next: 2020 And Beyond, 2018.

*Clark, W. & Freedman, M. (2019). The Rise and Effects of Homeowners Associations. *Journal of Urban Economics*, 112, 1-15.





2021 SPONSORSHIP OVERVIEW

CAI San Antonio is proud to present its 2021 Sponsorship Package. The goal is to provide an a la carte system of sponsorships which will provide the chapter with a strong foundation of support for general chapter functions and provide higher level CAI San Antonio sponsors the opportunity to select specific chapter activities to support. CAI San Antonio survived 2020 and will thrive in 2021 with your help. Thank you for your ongoing support of the chapter.

*** If you remain at the same Diamond, Platinum or Gold Sponsorship Levels or move up a level you can take 10% off your 2021 Sponsorship Level's cost.

Example: \$4000 - \$400 (10%) = \$3600

*** If you pledged money towards CA Day, Education or Membership in 2020, you may use 50% of those pledges on 2021 programs in the same category.

2020 CA Day = Golf Tournament, Education = Education and Membership = Membership. TCAA money was used.

All donations collected from the Friendship, Bronze, and Silver donation levels will provide general funding to the CAI San Antonio chapter. This includes basic financial support of:

1. individual committees,
2. educational opportunities such as the monthly luncheons programs,
3. advocating on behalf of our members before the Texas Legislature and the United States Congress, and
4. other needs of the chapter addressed in the annual budget.

Donations collected to achieve Gold, Platinum, and Diamond donation levels will provide additional funding support for 2021 CA Day, Membership, Education, TCAA and the Golf Tournament. Cost for booths, tables, and/or tickets to events will be provided separately by the respective committee.

COMMITTEE OVERVIEWS

Donations received for specific committees will be utilized for that committee's needs, unless otherwise deemed appropriate by the Board of Directors to reallocate funds per the CAI San Antonio Bylaws. The chapter will honor all donation levels at all events and functions. Specific donations may or may not be recognized separately.

CA DAY

CAI San Antonio's CA Day strives to provide a perfect balance of education and networking opportunities for community volunteer leaders, community managers, business partners, and other professional organizations related to the community association industry. This event is free to community volunteer leaders and community managers. (Cost of exhibitor tables will be provided by the CA Day Committee later.)

GOLF TOURNAMENT

The Golf Tournament is a new event for the CAI San Antonio chapter, held to celebrate getting together again as managers, volunteers, and business partners to have fun and network. The Golf Tournament will be one of the most highly anticipated NEW CAI San Antonio events of the year.

MEMBERSHIP

Membership growth and retention is vital to maintaining a healthy CAI chapter. This committee strengthens the CAI San Antonio chapter through promotion of membership benefits and by furthering CAI San Antonio chapter's mission statement. (Cost for specific membership events will be provided by the committee later.)

TEXAS COMMUNITY ASSOCIATION ADVOCATES (TCAA)



CAI of San Antonio

Sponsorship Program

Advocacy is one vital pillar of the San Antonio Chapter of CAI's Mission Statement. Without the efforts of TCAA's paid advocacy team that functions on-site in Austin, full-time during legislative sessions, we may not have been able to preserve the right of our Texas associations to self-govern on issues like fining, chickens, display of religious items, collections, foreclosure, and state oversight. TCAA's on-site advocacy team is its single largest investment in the future of our Texas community associations. There is never an off year when it comes to fundraising for TCAA. Without appropriate funding to TCAA, legislation designed to create a solution for an individual constituent complaint will be the future. Owners, volunteer board members, management companies, and the business partners that serve Texas community associations will experience the financial and unbalanced effects of individualized legislation. TCAA encourages you to invest in the preservation of your right to self-govern your community.

EDUCATION

Our Education Committee provides our members with education, tools, and resources by developing, promoting, and presenting education programs for community association volunteers, community managers and business partners both virtually and in-person. The goal of this Committee is to provide enhanced knowledge and professionalism in the industry.

2021 SPONSORSHIP LEVELS

Your 2021 sponsorship level will be determined by your overall donation amount. The following donation levels provide general budgetary support for the CAI San Antonio Chapter:

CAI San Antonio Friendship Donation - You may enter any amount that you choose between \$100.00 and \$599.00 to support your CAI San Antonio chapter.

Bronze - Minimum donation of \$600.00 to support your CAI San Antonio Chapter

Silver - Minimum donation of \$1,200.00 to support your CAI San Antonio Chapter

***These higher donation levels MUST include "Add-On Donations" as indicated on the Sponsor Application to reach the required minimum donation for that level:

Gold - Donations must total at least \$2,000.00 (\$1,200.00 Silver Level + \$800.00 in optional add-on donations)

Platinum - Donations must total at least \$3,000.00 (\$1,200.00 Silver Level + \$1,800.00 in optional add-on donations)

Diamond - Donations must total at least \$4,000.00 (\$1,200.00 Silver Level + \$2,800.00 in optional add-on donations)

FOLLOW US ON SOCIAL MEDIA!

CAI San Antonio Chapter

Community Associations Institute
- San Antonio Chapter

caisanantoniochapter



CAISChapter



CAI of San Antonio

Sponsorship Program

DIAMOND LEVEL SPONSOR - MINIMUM \$4,000.00 DONATION

(\$1,200.00 Silver Level (required) + \$2,800.00 in optional add-on donations)

Benefits:

- One (1) free regularly sized booth or table at all CAI San Antonio functions, booth, and table upgrade options available, except the Golf Tournament
- Ability to pre-register for all events two (2) weeks in advance of normal registration
- Two (2) free luncheon tickets to all regularly scheduled luncheons (when in-person events resume)
- Opportunity to provide marketing material on the Business Partner Venue Table at all regularly scheduled luncheons (when in-person events resume)
- CAI San Antonio Annual Meeting sponsor
- Luncheon sponsor of two (2) regularly scheduled luncheons (virtual and/or in-person)-includes:
- \$100.00 in gift cards given in business partner's honor by CAI San Antonio
- Opportunity to present business information to attendees for maximum of two (2) minutes at the beginning of each event.
- Recognition on the CAI SA slideshow under Diamond level, viewed at all luncheons and events
- Company logo included in slideshow at CAI San Antonio luncheons and CA Day,
- Free submission of one (1) featured article in Common Terra - article to be written by business partner
- Free full-page advertisement in four (4) issues of Common Terra
- Link on the CAI San Antonio website homepage to your company website (Logos N Links)
- Special Diamond Level name badges for up to two (2) representatives

PLATINUM LEVEL SPONSOR - MINIMUM \$3,000.00 DONATION

(\$1,200.00 Silver Level (required) + \$1,800.00 in optional add-on donations)

Benefits:

- 50% off one (1) regularly sized booth or table at all CAI San Antonio functions, booth, and table upgrade options available, except the Golf Tournament.
- Ability to pre-register for all events two (2) weeks in advance of normal registration
- Two (2) free luncheon tickets to six (6) regularly scheduled luncheons (when in-person events resume)
- 50% off an additional two (2) luncheon tickets at any two (2) regularly scheduled luncheons (when in-person events resume)
- Opportunity to provide marketing material on the Business Partner Venue Table at all regularly scheduled luncheons (when in-person events resume)
- CAI San Antonio Annual Meeting sponsor
- Luncheon sponsor of one (1) regularly scheduled luncheon - includes:
- \$100.00 in gift cards given in business partner's honor by CAI San Antonio
- Opportunity to present business information to attendees for maximum of two (2) minutes (when in-person events resume)
- Recognition on the CAI SA slideshow under Platinum level, viewed at all luncheons and events
- Company logo included in slideshow at CAI San Antonio luncheons and CA Day.
- Free submission of one (1) featured article in Common Terra - article to be written by business partner
- Free half (1/2) page advertisement in four (4) issues of Common Terra
- Link on the CAI San Antonio website homepage to your company website (Logos N Links)
- Special Platinum Level name badges for up to two (2) representatives



CAI of San Antonio

Sponsorship Program

GOLD LEVEL SPONSOR - MINIMUM \$2,000 DONATION

(\$1,200.00 Silver Level (required) + \$800.00 in optional add-on donations)

Benefits:

- 25% off one (1) regularly sized booth or table at all CAI San Antonio functions, booth, and table upgrade options available except the Golf Tournament
- Two (2) free luncheon tickets to four (4) regularly scheduled luncheons (when in-person events resume)
- 50% off an additional two (2) luncheon tickets at any two (2) regularly scheduled luncheons (when in-person events resume)
- Opportunity to provide marketing material on the Business Partner Venue Table at all regularly scheduled luncheons (when in-person events resume)
- Recognition on the CAI SA slideshow under Gold level, viewed at all luncheons and events
- Company logo included in slideshow at CAI San Antonio luncheons and CA Day.
- Free submission of one (1) featured article in Common Terra - article to be written by business partner
- Free quarter (1/4) page advertisement in four (4) issues of Common Terra
- Link on the CAI San Antonio website homepage to your company website (Logos N Links)
- Special Gold Level name badge for one (1) representative

SILVER LEVEL SPONSOR - MINIMUM \$1,200 DONATION

Benefits:

- Ability to upgrade to Gold, Platinum, and Diamond levels
- Two (2) free luncheon tickets to two (2) regularly scheduled luncheons (when in-person events resume)
- Opportunity to provide marketing material on the Business Partner Venue
- Table at all regularly scheduled luncheons (when in-person events resume)
- Recognition on the CAI SA slideshow under Silver level, viewed at all luncheons and events
- Company logo included in slideshow at CAI San Antonio luncheons and CA Day
- Free business card size advertisement in three (3) issues of Common Terra
- Link on the CAI San Antonio website homepage to your company website (Logos N Links)
- Special Silver Level name badge for one (1) representative

BRONZE LEVEL SPONSOR - MINIMUM \$600 DONATION

Benefits:

- One (1) free luncheon ticket to one (1) regularly scheduled luncheon (when in-person events resume)
- Opportunity to provide marketing material on the Business Partner Venue
- Table at all regularly scheduled luncheons (when in-person events resume)
- Recognition on the CAI SA slideshow under Bronze level, viewed at all luncheons and events
- Company logo included in slideshow at CAI San Antonio luncheons and CA Day
- Free business card size advertisement in two (2) issues of Common Terra
- Link on the CAI San Antonio website homepage to your company website (Logos N Links)
- Special Bronze Level name badge for one (1) representative

FRIENDSHIP LEVEL SPONSOR - MINIMUM \$100/MAXIMUM \$599 DONATION

Benefits:

- Free business card size advertisement in two (2) issues of Common Terra
- Link on the CAI San Antonio website homepage to your company website (Logos N Links)

professionalism and community managers



Community managers are the professional backbone of the community associations they serve, providing expertise that is crucial to the successful operation of homeowners associations, condominiums, cooperatives and other planned communities.

Many communities contract with association management firms for specific services. Others hire full-time, on-site managers.

Successful managers must possess knowledge and skills relating to association governance, financial and facilities management, communications, insurance, maintenance and much more.

Many of the most successful managers elevate their expertise and careers by taking advantage of CAI's Professional Management Development Program, which includes 17 expert-led courses that address the many facets of community management—including professional ethics.



Professionals who want to expand their knowledge and further accelerate their careers can earn the following credentials:

- Certified Manager of Community Associations (CMCA®)
- Association Management Specialist (AMS®)
- Professional Community Association Manager (PCAM®)
- Large-Scale Manager (LSM®)

Companies that meet specified professional requirements can earn CAI's Accredited Association Management Company (AAMC®) credential.

These individual and corporate credentials tell community association boards and homeowners that they are supported by managers with high standards of professional excellence.



Learn more:

- » **PMDP courses:** www.caionline.org/pmdp
- » **Professional credentials:** www.caionline.org/credentials
- » **CAI benefits for managers:** www.caionline.org/managerbenefits

the homeowners we serve



Homeowners are CAI's largest member group, comprising more than 40 percent of our 32,000-plus members. For the most part, these are the homeowners who have chosen to be leaders in their communities—serving on association boards and committees or volunteering for special projects. Some simply rely on CAI to stay informed about how their communities should be governed and managed.

CAI strives to serve homeowners who have or probably will step up to the plate to serve their communities and fellow residents. The benefits we provide to them—from *Common Ground* magazine and our specialized newsletters to web content and educational opportunities—are developed for these leaders.

While we do provide information for all HOA residents—including our online course, *An Introduction to Community Association Living*—our focus is on community associations and those who lead them, especially the more than two million residents who serve on association boards and committees. By supporting community leaders, we are making communities preferred places to live for all residents.

Our primary mission is to help homeowner leaders and professional community managers protect property values, preserve the character of their communities and meet the established expectations of all residents.

Our education inspires effective governance and management. Our best practices help leaders build and sustain more harmonious communities. Our advocacy promotes practical legislative and regulatory policies. Our ethics guidelines inspire fairness, transparency and integrity.

That's how we serve all community association residents, even as we strive to preserve and enhance the concept, perception and value of common-interest communities.

- » **About CAI:** www.caionline.org/about
- » **Member Benefits:** www.caionline.org/homeownerleaders
- » **Find a chapter:** www.caionline.org/chapters
- » **Join CAI:** www.caionline.org/join



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Community Associations

Making Neighborhoods Stronger Across Texas

What Is TCAA and who are its supporters?

Texas Community Association Advocates, (TCAA) is the public policy voice of community associations and the professionals who serve them.

Our supporters are united by a common mission:

To ensure that Texas community associations function properly for the benefit of all residents, that property values are protected and that community associations are well governed and properly managed to serve homeowners across Texas.

We are the voice for millions of Texas homeowners who choose to live in community associations and want to preserve the value of their home—the greatest asset most Texans will ever purchase in their lifetime.

We believe in responsibility and involvement in working together with public officials on public policy and working to find common ground to benefit homeowners and protect the quality of life of Texas neighborhoods.



What is a community association?

HOAs, POAs, and Condominium Associations are non-profit associations which deliver services that were once the exclusive responsibility of local government. For many single-family communities these include street paving, lighting, pools, parks, trails, entry ways, recreational areas and many other services. HOAs also provide protection against neighborhood deterioration such as abandoned cars, dilapidated homes or yards that are not maintained.

In past generations, the city probably had a city park with a municipal swimming pool and community center where events were held. Often this is no longer the case. For the last several decades, municipalities have shed these responsibilities and costs by requiring developers of new communities to provide services once funded by cities. Most owners choose to live in these communities to give their families first-rate schools, swimming pools, tennis courts, playgrounds and other amenities many could not afford on their own.

Community Associations

Making Neighborhoods Stronger Across Texas

Texas Community Association Advocates (TCAA) is the public policy voice of community associations and the professionals who serve them.

TCAA Priorities For Neighborhoods

- Champion transparency and openness for community associations
- Provide educational resources to ensure volunteer board members, HOA professionals and others are trained about Texas laws
- Teach best practices in operating community associations
- Support protecting our environment through energy efficient practices



Our supporters are united by a common mission: To ensure that Texas community associations function properly for the benefit of all residents, that property values are protected and that community associations are well governed and properly managed to serve homeowners across Texas.

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Welcome New Members

New Members – 1st Quarter 2021

Managers

Tara Devine
Perry McLaurin
Lina Jayne Adams
Carlos Jimenez
Ross Adam Trevino
Kimberly Thornton
Janette Hernandez
Melissa Crow

Management Companies

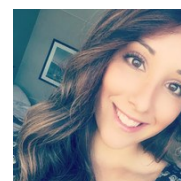
PMI Bluebonnet Realty – Steven Peer

Business Partner

Landscapes of Texas – Meghan Garza
Lifeguards of Texas – David Grubbs
Prestonwood Landscape Services – Delane Taylor

Volunteer/Homeowner

Tim Ketchner
Deborah Bertram
Kayce Frye
Reed Randolph
Ed Castor
Bob Pickard
Stephen Sozanski



Membership Chair

Amaris Lozano
alozano@ccmcnet.com

*“CAI offers several
membership
opportunities with
appropriate
member benefits
and resources for
them all.”*

**Use the services
of
CAI Members.
It Matters!!**

The Membership Committee extends a warm welcome to our new members. If you know someone who may be interested in joining the San Antonio Chapter of CAI, please have them contact Amaris so that he can provide the information they need to join.

Join Now — CAIONLINE.ORG

CAI offers several membership opportunities. Go to CAIonline.org to learn more about member benefits and resources. Your membership total includes membership dues, a mandatory advocacy support fee and an optional donation to the Foundation for Community Association Research.





CAI of San Antonio *Luncheon Program*

2nd Tuesday of Every Month

11:30 – 1:00 p.m.

RSVP Until Tuesday, One Week Before—ced@caisa.org

Luncheons will be held via virtual webinar due to
the coronavirus pandemic

CAI of San Antonio



2021 Board of Directors

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Cassie Thompson

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Director

Richard Gonzalez

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Russell Birdy

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Stephen Martinez

CA Day

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Common Terra

Art Downey

Education

Tom Newton & Danae Bledsoe

Golf Tournament

Jesse Trevino & Jenee Lewis

Membership

Amaris Lozano

Nominating

Lynn Harmon

Sponsorship

Vacant

Social Media

Bethany Vuyk

TCAA & Legislative

Leah K. Burton & Paul Gaines

about Community Associations Institute

Building Better Communities



Founded in 1973, CAI and its 59 U.S. and international chapters provide information, education and resources to the homeowner leaders and professionals who govern and manage homeowners associations, condominium communities and cooperatives. CAI's 32,000-plus members include community association board members, other homeowner leaders, community managers, association management firms and other professionals who support common-interest communities.

CAI serves associations by:

- Advancing excellence through seminars, workshops, conferences and education programs
- Publishing the largest collection of resources available on community association management and governance
- Advocating on behalf of community associations and their residents before legislatures, regulatory bodies and the courts
- Conducting research and serving as an international clearinghouse for information, innovations and best practices

CAI believes community associations should strive to exceed the expectations of their residents. Our mission is to inspire professionalism, effective leadership and responsible citizenship, ideals that are reflected in communities that are preferred places to call home.

Visit www.caionline.org or call (888) 224-4321.

