

2016

WVHOA Newsletter

October 2016

Greetings Members!



WEST VALLEY HOMEOWNER ASSOCIATIONS

Please plan to join us at our first monthly luncheon meeting of the Fall Season. We will meet in October and November, break in December and be back in January 2017 for the Winter session. It will be an educational and enjoyable season and we look forward to meeting again with you soon. Thank you for your continued interest and support.

WVHOA ANNOUNCEMENTS

WELCOME BACK!

We are excited to welcome back the members of WVHOA, as well as some cooler weather, to the Valley!

BOARD OF DIRECTORS:

Colleen Lombard, PCAM, President
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Curtis Ekmark, Vice President
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Karen Jones, Member At Large
623-561-0099;
KarenJ@WestbrookVillage.org



Best regards,
Colleen
Curtis and
Karen



Association Insurance

October 5, 2016

The next meeting of the West Valley Homeowner Associations will be October 5, 2016. We will have a special guest speaker, **Paul Davis, of the Arizona Group**. Mr. Davis will present on the topic of **Association Insurance**.

The Arizona Group was formed in 1993 and is an Independent Insurance Agency with 2 locations; one in Mesa and one in Gilbert. They are a group of over 40 individuals from many different areas of insurance and offer quality protection portfolios for their clients. In 2006, The Arizona Group joined forces with Arizona Federal Credit Union. Paul Davis has been a member of the team for the past 17 years and has been in the insurance business for 25 years. Mr. Davis has a special focus on Property Managers, Credit Unions, and Contractors.

Please join us in the Apache Room, Chaparral Center in Sun City Grand, 19781 N. Remington Drive in Surprise. Cost for the luncheon is \$10. Please arrive at **11:30 a.m.** Lunch will be served beginning at 11:45 and the program will start promptly at noon.

Meetings are held in the Apache Room of the Chaparral Center, 19781 N. Remington Drive in Sun City Grand. Sun City Grand is located on the west side of Grand Avenue, about five miles past the Bell Road intersection. Turn west onto Sunrise and take it to the second intersection, which is Remington. The Chaparral Center is located about .2 of a mile on the right side of Remington Drive adjacent to the Sonoran Plaza.

In order to provide plenty of food for the luncheons, it would be sincerely appreciated if reservations are made with Colleen Lombard at calombard@cox.net or 602-689-1686. Reservations must be received by 5:00 p.m. on Friday, September 30, 2016.

Payment for the luncheon may be made by cash or check (personal or business check) at the door only. We are not able to accept "pre-payment" for the luncheon meetings.

Summary of May 2016 Meeting

Legislative Update 2016

At the May 2016 meeting, Curtis Ekmark gave a review of the changes in the law that we can expect to see in 2016. The **2016 Implementation Manual for Arizona Community Association Legislative Changes** gives a detailed summary of each of the updates below, as well as copies of the bills themselves. To obtain either an electronic or paper copy of the 2016 Implementation Manual, please call or email Andrea Moscarello at 480-427-2884 or andream@carpenterhazlewood.com.

HB 2106: 21 Day Waiting Period

HB 2172: Architectural Approval

HB 2382: CC&R Amendments

HB 2592: Online Voting

SB 1496: Board Removal

HB 2341: Potlucks

SB 1498: Ballots and Late Charges

SB 1350: Short Term Rentals

HOA TIP

To avoid potential liability, make sure that your association has a routine inspection plan for its Common Elements and Common Areas, and that the association addresses all dangerous conditions and defects upon notification.

In *Martinez v. Woodmar IV Condominiums Homeowners Association, Inc.*, the Arizona Supreme Court held that a condominium association (or a planned community) has the same duties as a landlord. Namely, that an association's duty is to maintain the areas under its exclusive control (i.e. the common areas) in a safe condition and protect owners, tenants and their guests from dangerous conditions or activities.

