

Community Trends®



LEGISLATIVE UPDATE

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A few months ago I reported in my "Legislative Update" column that a state legislator who lives in a common interest community in New Jersey had expressed the intention of introducing legislation in Trenton that would mandate some form of board member training. This legislator has also expressed support for legislation that would mandate property manager licensing. Apparently, this person is not satisfied with the job the association's board of trustees and property manager are doing. I asked for input from our readers of this column on the idea of board member training, for instance whether it should be mandated, recommended, or incentivized. While we did receive some feedback from our readers, I also learned that not all of our readers are aware of how to provide their feedback on the articles they read in *Community Trends*®.

The best way to provide feedback to CAI-NJ and the Legislative Action Committee is to write to info@cainj.org. Any and all comments are welcome...questions, comments, suggestions, support, opposition, you name it. The chapter staff, officers, volunteers and contributors to this monthly magazine are here to assist you...our constituents and readers. We encourage you to share with us your communities' challenges, and how you believe we can help you meet those challenges.

The Legislative Action Committee (LAC) is currently investigating three legislative initiatives, and our efforts would be greatly enhanced with feedback from you. They are:

- **New Board Member Training:** Our homeowner leaders play a vital and necessary role in the daily governance of our homeowner associations. These volunteers attend countless meetings, answer daily

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telephone calls and letters from their neighbors, and are generally depended upon to ensure the peaceful enjoyment and maintenance of the value of their homes, all without compensation and often without the credit they deserve. It is suggested, however, that all board members could perform these volunteer tasks more efficiently and effectively if they received proper and timely training. So far, the comments we have received point out that any such legislation mandating board member training must attain a fair balance between the benefits of training and the recognition of the time and cost constraints already put on our volunteer homeowner leaders. There is still time to share your thoughts on this issue...

- **Electric Vehicle Charging Stations:** Legislation is currently pending at both the national and state levels regarding the installation of electric vehicle charging stations for existing and future common interest communities. This legislation will ultimately determine if governing boards have a say as to where, when and if these charging stations will be required in your communities. There is still time to help shape this legislation...please let us know your thoughts.
- **Expansion of Services to be Performed or Paid for By Municipalities:** The Municipal Services Act (the "Kelly" bill), originally adopted in 1989 and amended in 1993, requires municipalities to either perform certain services for common interest communities, or to reimburse those communities an amount commensurate with what it would have cost the municipality to perform those services. Those services include removal of snow/ice from the streets, removal of leaves from the streets, pick up and disposal of trash and recyclables, and

lighting of the streets. Since that time, that list of services has not been expanded. The LAC is currently supporting legislation that would require municipalities or local Municipal Utility Authorities to inspect and maintain fire hydrants in common interest communities in the same manner they do for residences that are not located in such communities. We have learned that many towns and MUAs do not provide that service to "private" communities. Please let us know if that situation exists within your community, and how you've dealt with that challenge.

When things go wrong in your common interest community, don't hesitate to reach out to your support team, including your property manager, attorney, accountant, engineer, and the other various vendors who exist to lend support to the thousands of homeowner association governing boards across New Jersey, including your local CAI chapter and its Legislative Action Committee! Just write to info@cainj.org.

Enjoy your June...talk to you next month. ■