



Industry *insider*

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IMPORTANT MESSAGE



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President of AAM

Legislative Update

As of the date of this writing, the Arizona State Legislature is still in session. To date, only three bills have been signed into law by Governor Napolitano that will specifically impact community associations. These new laws will become effective 90 days after the end of this legislative session, which will be September 19, 2007.

HB 2503 relates to the use of cautionary signs where children may be playing. The new law, which applies only to planned communities and not to condominium associations, states that associations cannot prohibit children who live in the community from playing on residential roadways under the jurisdiction of the association and on which the posted speed limit is 25 miles per hour or less.

In addition, this law requires an association to allow the use of cautionary signs while children are playing. The signs must meet the following five criteria: (1) the sign must be displayed in a residential area, (2) the sign must be removed within one hour after the children have stopped playing, (3) the sign must be displayed only when children are actually present and within 50 feet of the sign, (4) the sign must not be taller than three feet and (5) the sign must be professionally manufactured and produced. This new law supersedes any related restrictions in the association's governing documents.

HB 2254 relates to A.R.S. § 33-1809, which contains the statute on allowing certain vehicles (i.e. those driven by employees of public service corporations and public safety employees) to be parked in streets

or driveways, regardless of contrary language in the association's governing documents. In this new law, the list of vehicles is expanded to include those driven by telecommunications employees.

The following circumstances must be present in order for the statute to apply: (1) the vehicle is required to be available at designated periods at the person's residence as a condition of the person's employment, (2) the resident is employed by a public service corporation that is regulated by the Arizona corporation commission, (3) the public service corporation is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of telecommunications infrastructure, and (4) the vehicle has a gross vehicle weight rating of 20,000 pounds or less, is owned or operated by the public service corporation and bears an official emblem or other visible designation of the public service corporation.

The law includes the definition of "telecommunications" as the transmission of information of the user's choosing between or among points specified by the user without change in the form or content of the information as sent and received. The definition does not include commercial mobile radio services.

Finally, SB 1062 relates to the display of "For Sale Signs" in both planned communities and condominium associations. This new law states that

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Cornerstone of the Business

AAM is pleased to announce the creation of a new department devoted entirely to billing.

The Billing Department was established in late February, the result of a management team decision to split the Homeowner Account Representative Department into two separate functions: customer service and billing. Now, the Customer Service Representatives are dedicated entirely to answering homeowner phone calls and the Billing Representatives are able to concentrate specifically on what they do best.

Five Billing Coordinators are responsible for a wide range of monthly, quarterly and annual duties related to their account portfolios. They post fees to homeowner accounts, send general ledgers to homeowners, post water and utility charges and set up accounts for new communities, among other things.

"Homeowners will definitely see a difference when they call," said Ramona Marsden, who heads the new department. "The Billing Coordinators have a lot more time to focus on being very accurate with their billing and can concentrate more deeply."

TEAM SPOTLIGHT BILLING



News You Can Use

DIGITAL STATEMENTS

If you've been with AAM awhile, you may have noticed we switched the manner in which you receive your monthly financial statements from a paper-based system to an electronic distribution method.

The change, which occurred about a year ago, not only is more efficient and interactive for our clients and Community Managers, it's also better for the environment. Adam Escobar, our Controller, estimates we are saving at least 10,000 sheets of paper a month – or about 120,000 sheets since we made the change in third quarter 2006.

The electronic system means all financial statements are transmitted in a native PDF format rather than the electronically scanned hard copies that were formerly utilized. No more need to manually

wade through hundreds of pages of a document. "The availability of bookmarks allows the viewer to jump to various parts of the financial statement," Escobar said. "Everyone loves it."


DEVELOPER TRAINING COURSE

Mark your calendars now and plan to attend our upcoming Legislative Update -- the latest in our series of continuing education classes -- scheduled for 9 a.m. to 11 a.m., Wednesday, July 11 in the AAM classroom, 7740 N. 16th St., Ste. 300, Phoenix.

This informative meeting promises to bring you up to date on the Legislature's most recent activity concerning our industry. You won't want to miss it! Continental breakfast will be served. To reserve your seat, please contact **Gina Jerome** at gjerome@AAMAZ.com or **602-288-2675**.




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FAST FACTS

It's never too early to start planning. Don't forget to stop by our booth at the **Home Builders Association of Central Arizona's (HBACA)** annual trade show, **Oct. 23** at the **Phoenix Convention Center**. We have some exciting things in store that you won't want to miss. Mark it in your calendar right now!



Legislative Update continued

an association cannot prohibit the indoor or outdoor display of a "For Sale Sign" and a sign rider by a unit owner on that owner's property. The law applies to both professional realtor and "For Sale by Owner" signs. Under this new law, associations can, if their governing documents allow, require that the size of the sign conform to industry standards, which is a maximum of 18 inches x 24 inches for signs and 6 inches x 24 inches for sign riders.

The one remaining bill that would impact community associations, but has not yet been signed by to the governor, is SB 1254. This bill would require that associations allow the installation and/or use of a solar energy device. The association may, however, adopt reasonable rules regarding the placement of the device if those rules do not inhibit the installation, impair the function, or affect the cost or efficiency of the solar device.

Industry Insider

*An invaluable HOA information resource
for residential builders and developers*