



Industry *insider*

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A MESSAGE FROM OUR PRESIDENT



AMANDA SHAW
President of AAM

Legislative Session Update

June 27, 2008 marked the end of the 2008 Arizona Legislative session. Although it was a very active and long session, only a couple of new laws impact condominiums and planned communities.

Let's start with HB 2726. HB 2726 is only applicable to condominium projects established prior to 1986. This new law has no impact or application on condominium projects built after 1986, as the post-1986 condominiums already fall under the Condominium Act in the State of Arizona.

Effective January 1, 2009, all condominium projects, including pre-1986 condominiums, will be subject to the Condominium Act. An example of how this impacts the pre-1986 condominium projects relates to For Sale signs. Many pre-1986 condominiums have language in their declarations prohibiting the display of For Sale signs. Prior to the passage of HB 2726, those pre-1986 condominiums could still prohibit the display of For Sale signs, per their declaration, even though the Condominium Act states that condominiums cannot prohibit the display of For Sale signs.

In this example, beginning January 1, 2009, pre-1986 condominiums will have to allow the display of For Sale signs in accordance with the Condominium Act. Another change is the use of proxies for voting purposes. Proxies can no longer be used after the Declarant control

period, per the Condominium Act. Many of the declarations for pre-1986 condominiums allowed for proxy voting, and prior to the passage of this new law were still able to use this form of voting. As of January 1, 2009, this will no longer be permitted -- all condominiums regardless of year established will fall under the Condominium Act.

HB 2440 was also passed and will become effective September 26, 2008. This law applies to both condominiums and planned communities. The law basically states that Associations cannot prohibit the circulation of political petitions on public property located within the community. Such property typically includes public streets, sidewalks and any public parks. The new law does not apply to an Association's common areas nor does it apply to communities that have private streets and/or private access, such as those in high-rise or mid-rise condominium communities. The types of petitions that qualify under this new law are those for nominating political candidates, initiative support or opposition, referendums, recalls or any other political issue.

For more information on this year's legislative session, please be sure to attend our Developer Legislative Update on Wednesday, July 30, 2008 from 9 a.m. – 11 a.m. at AAM's Corporate Office. RSVP to [Gina Jerome](mailto:Gina.Jerome@AAMAZ.com) at (602) 288-2675 or gjerome@AAMAZ.com.

News You Can Use:

DEVELOPER TRAINING

Mark your calendars now and plan to attend our July Developer Training, where you'll hear an informative recap of the 2007-2008 Legislative session. You won't want to miss this timely update on the latest changes coming from the State Capitol pertaining to our industry!

Date: July 30, 2008
Time: 9a.m. – 11a.m., Continental breakfast and coffee will be served
Place: AAM Corporate, 7740 N. 16th St., Ste. 300, Phoenix

Please RSVP to [Gina Jerome](mailto:Gina.Jerome@AAMAZ.com) at gjerome@AAMAZ.com or (602) 288-2675

Did You Know:

CONSULTING SERVICES

Did you know that in addition to serving as Arizona's premier community management firm, AAM also offers a full menu of forward planning and management consulting services?

That's right. AAM can help get your association off on the right foot by understanding and upholding the original vision of the developer – from the land acquisition phase through build out of the community and beyond. Before the first shovelful of dirt is turned, AAM's expert consultants are there for you, reviewing governing documents, creating working documents and crafting operating and reserve budgets.

We pride ourselves on our expert consulting services for start-up residential, commercial and condominium associations.

Why not contact us today? For more information: contact [President Amanda Shaw](mailto:President.Amanda.Shaw@AAMAZ.com) at (602)288-2642 or ashaw@AAMAZ.com.

**TEAM
SPOTLIGHT**
**RECORDS
DEPARTMENT**

Cornerstones of the Business

AAM's three-person Records Department may be small, but it's mighty. According to department manager Daniel Hernandez-Roda, the Records Department is considered by many to be the company's go-to spot for information of just about any type.


"If any miscellaneous questions or problems arise, people usually come to the Records Department and we try to help them figure it out," he said.

The department is responsible for a variety of tasks, including scanning and filing documents, sending out financial statements to board members and preparing CDs for Welcome Packets.

The department also is doing its part for the environment by utilizing a special document management software called Smeadlink that supports AAM's efforts to go paperless. The electronic filing system enables AAM to serve its clients – including homeowners, builders and developers – more efficiently by keeping better track of documents and providing information quickly.




7740 N. 16th Street
Suite 300
Phoenix, AZ 85020


602.957.9191


602.957.8802


www.AAMAZ.com

Thank You: HIGLEY PARK CLEAN UP

Great things can happen when we all work together. This fact was illustrated clearly in May, when AAM and some of its contractors joined with homeowners at Higley Park in Gilbert for a much-needed clean-up day.

Higley Park is a community feeling the effects of a down market. The idea of a clean-up day started informally with AAM employees and homeowners coming together to pull weeds in the common areas. AAM contacted some of its contractors and asked if they would contribute to the cause. They all responded with, "How can we help"? Hence, the official Higley Park Clean-Up Day was born.

These companies donated their time, labor (over-time) and equipment, ranging from three-man tree crews to

10-man crews pulling weeds. We would like to extend a heartfelt shout of gratitude to these industry leaders:

- Arizona's Best Landscape**
- Asset Landscape**
- Bircher Exterminating**
- DLC Resources**
- Green Innovations**
- Hurricane Aquatics**
- Sundance Landscape**
- Tot Lot Care**

Thank you for helping us build better communities together!

Industry Insider

An invaluable HOA information resource for residential builders and developers



7740 N. 16th Street
Suite 300
Phoenix, AZ 85020