

Vol. 34 • No. 7 • July 2016

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COMMON

INTERESTS



The Benefits of Strong COMMUNITIES

INSIDE:

Community: Why It Matters
Community Engagement
Community Crowdfunding
Denver Days 2016
And More!



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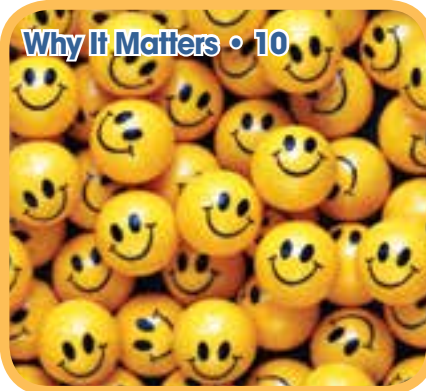
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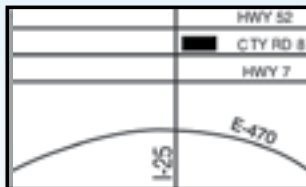


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President's Message



CARMEN STEFU

President
CAI-RMC

Our Chapter is 40 years old this year! Can you believe it? We have grown so much, evidenced by the award the Chapter received in May at the CAI National Conference and by the fact that we are one of the busiest and most successful Chapters among CAI National & International Chapters.

The Chapter Committees and Board met recently for the 2nd quarter meeting scheduled for the year in order to better understand where each Committee is in

regards with the yearly events, goals, etc. I am happy to report that the meeting was very productive and that a number of great ideas came out of the meeting which the Board will explore. I see it as a chance for our Board and Committees to operate from a transformational perspective, which is one of the greatest success factors!

I also heard something this week that I have not heard before: Life is an occasion, therefore, rise to it! It struck me as being such a simple statement, yet had such impact on me! My challenge for you this month is very simple: Are we rising to the occasion of life? Are we putting forth our best effort in our vocations and relationships? In order to be successful, we need to learn continuously, give others credit for their victories, embrace change, compliment, accept responsibility for our failures, share info and data, want others to succeed, etc, etc, etc! There is so much that our Chapter does to promote these qualities!

If you are one of the members that embodies these, thank you! I hope you will rise to the occasion of teaching others in our industry to embrace and live by these qualities! Thank you for all you do and please, keep doing it! If not, please let us know how we can help you achieve these qualities through our various resources. Thank you! 📌



HMI's Davina Anderson and Matt Williams congratulate Scott Ellison (center) on his win at the CAI International Conference in Orlando on May 4. Scott proudly serves as the on-site Community Association Manager for Flying Horse Homeowners Association in Colorado Springs.



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Executive Director's Message



BRIDGET SEBERN
Executive Director
CAI-RMC

I have a confession to make. I've been in this industry a long time—long enough to know that I shouldn't be planting flowers without getting permission from the design review committee. But I felt like a few flowers and plants wouldn't really make a difference. And then I got a letter from the HOA.

Let's face it—most of us have been in this position or one similar to it. I, however, have a different response than many because I know what that letter, or reminder, truly means. It means that I live in a community that I'm proud to be a part of. I won't lie—sometimes associations can feel a bit restrictive. As my husband handed over the letter, he poked fun at me because he knew that I would soon start a long dialog with myself that I should have known better. Truth be told, I responded with a grimaced grunt followed by the aforesaid dialog.

In contrast, I recently visited my dad in Texas, where he lives in a neighborhood without an HOA. My dad takes so much pride in his landscaping and home. He works very hard on keeping it looking like the best house on the street. I strive to be as creative as him. Well, guess what?! Someone just moved in with a ratty old van

that doesn't move from the street (which he now has the pleasure of staring at while enjoying a nice afternoon on the porch), they keep their dog tied up and barking constantly, they even have a tupperware of maggots that's been on their front porch for a few weeks now. Doesn't it sound lovely???

In my opinion, I'll settle for a letter that reminds me of the rules that I chose to follow when I purchased a home in my community. I chose to live in a community because it truly is a COMMUNITY. I may have grunted a bit when I read the reminder about the rules but ultimately I love being a part of a neighborhood where we all want and value the same basic things: a clean, vibrant, safe and valued neighborhood. Go ahead—reflect on all the positives of living in your association and you'll start valuing it as a community, not just an HOA. ⬆



"Reflect on all the positives of living in your association and you'll start valuing it as a community, not just an HOA."



is a publication of the Community Associations Institute,
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Deadline: First of each month for the following month's issue.

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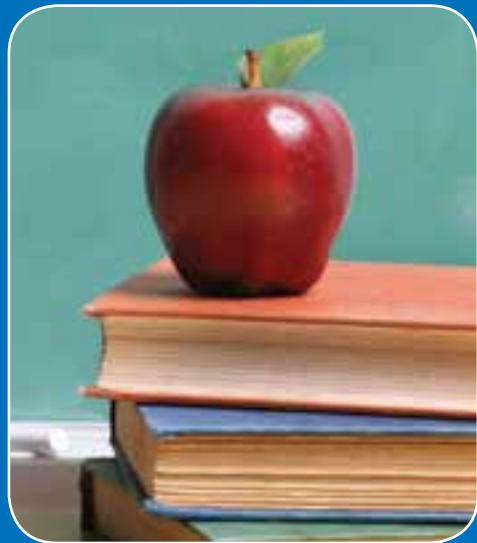
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MOUNTAIN EDUCATION COMMITTEE



Mountain Education Series

CAI-RMC recently wrapped up its mountain education series with stops in Glenwood Springs, Vail, Breckenridge and Steamboat Springs. The CAI-RMC mountain education series focuses on providing board member and manager education to mountain communities throughout Colorado. Attendance at mountain education classes continues to increase each year as communities and managers seek to stay on top of recent trends and changes in Colorado law and other issues important to community associations. This year's classes focused on "effective governance" and were taught by attorneys David Graf, Aaron Goodlock, Jonah Hunt and Dan Reynolds. Board members and managers who attended this year's mountain education classes also had an opportunity to network and meet with CAI business partners who provide important services that benefit communities in Colorado.

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DENVER

Days 2016




Melissa M. Garcia,
Partner,
HindmanSanchez

Believing that strong communities create a stronger city, Mayor Michael Hancock has launched Denver Days, a citywide effort to help neighbors get to know each other and get involved with their communities. Denver Days runs from July 30th through August 7th.

Hosting a neighborhood social event, block party or organizing a service project for your community is a great way to come together and meet and learn about the people you live around. Below is a short list of ideas to bring your neighborhood together:

- Organize a group walk or bike ride
- Host a dance, aerobic or yoga class
- Host an outing at a local sporting event
- Have a neighborhood art show/competition
- Plan a pot-luck at your community park or on the street

If you are interested in organizing a community event, check-out the Planning Tool-Kit the City of Denver has set up in order to make your event run smoothly. 



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The background of the entire page is a dense, close-up photograph of numerous yellow, circular buttons. Each button features a simple black line drawing of a smiling face with two dots for eyes and a curved line for a mouth. The buttons are slightly raised and have a glossy finish, with some showing highlights from light. They are packed closely together, filling the entire frame.

COMMU

Why It Matters



Community, defined by Webster's dictionary as, a group of people who live in the same area (such as a city, town, or neighborhood), a group of people who have the same interests, religion, race, etc., a group of nations. Community is not limited to where we live, but where we work and where we give our time, like in organizations like CAI—we are part of a community. But why does it matter that we are part of a community, why is it so important?

Communities are important because they allow people to interact with each other, share experiences, develop valued relationships and work toward a common goal. Without communities, people would have to live isolated lives with minimal or no contact outside of their immediate circle. Getting to know new people is essential to the enrichment of a person's life.

We're not in the world alone, we're not fighting our battles by ourselves. Within a community, we have others we can turn to for help and support—perhaps just to seek advice or at times for more literal support. We have others to share our lives with, to care for and help in their time of need. In a sense of where we live we can depend on our neighbors for help or a management company to be there and build a safe and comfortable community.



"We have others to share our lives with, to care for and help in their time of need. In a sense of where we live we can depend on our neighbors for help or a management company to be there and build a safe and comfortable community."

It is also easier to manage large, unwieldy tasks in a group or community than it is as an individual, which is often why a community naturally forms around ideas and problems. It is important to involve the people who are affected by something - to allow them to have a say in the ongoing development and progress—without their input it is difficult for a project to proceed in a direction which supports those who are affected. A classic example is in town planning, where local residents are encouraged to be involved with 'having a say' on development plans for their local community.

Same can all be said for the workplace. At work we are there for a common goal and helping each other reach that goal. A neat thing about being part of CAI is that our goals are part of a larger community which is work and helping those around us. Our work community helps the community at large making it matter even more that we are there to help each other and reach common goals.

Being part of a community matters to all of us, whether it is a small community at work or a larger community within our HOA. Community matters in our human development and ability to adapt to our ever changing lives and being there for one another. Without community, we would all be isolated goones who could care less about others. Take pride in what you are a part of because you are changing lives by just being there for others. ⬆

Community **ENGAGEMENT**

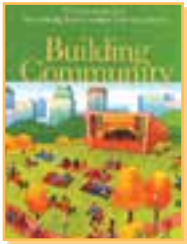


**Resources for Managers
and Board Members**

Are you a professional or volunteer looking to improve participation, camaraderie, and peace in your community? If so, there are numerous resources available that may help equip you with the tools and ideas you need! The following books cover numerous topics such as community building, confrontational management, leadership, and communication.

BOOKS FROM CAI PRESS

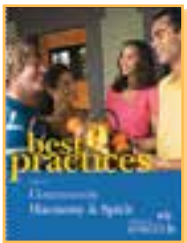
CAI Press has several books related to building community that are available on the CAI website (cai.caionline.org). Below are a few that may interest you:



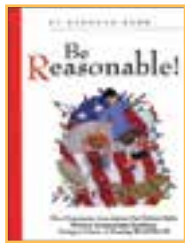
Building Community: Proven Strategies for Turning Homeowners into Neighbors
Various Authors



Community First! Emerging Visions Reshaping America's Condominium and Homeowner Association
Various Authors;
Editor: Bill Overton



Best Practices: Community Spirit
(available as a free PDF download)



Be Reasonable! How Community Associations Can Enforce Rules Without Antagonizing Residents, Going to Court or Starting World War III
By Kenneth M. Budd

BOOKS FROM OTHER PUBLISHERS

The following books are available via Amazon.com in print or electronic formats:



Drafting Rules: How Community Associations Maintain Peace and Harmony
By Gurdon H. Buck



Community Building: What Makes It Work: A Review of Factors Influencing Successful Community Building
by Paul W. Mattessich, Barbara Monsey & Corinna Roy



Community Conversations: Mobilizing the Ideas, Skills, and Passion of Community Organizations, Governments, Businesses, and People, Second Edition
By Paul Born



Community: The Structure of Belonging
By Peter Block

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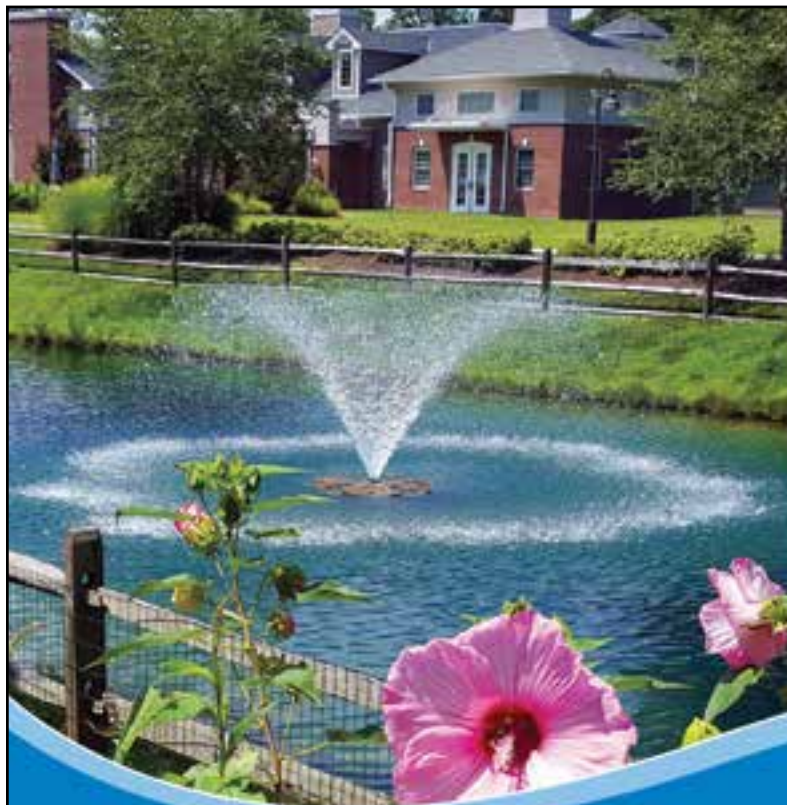
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Community



What You Need to Know

When tragedy strikes a friend or neighbor, oftentimes our first reactions are ones of surprise or shock, followed immediately by asking, “How can I help?” Up until a few years ago, that question was usually answered through preparing meals and other forms of direct volunteerism for the affected person or family. The community would spread the word about the victim’s circumstances, and neighbors and friends would take turns delivering food, watching children, and helping out however they could.

In 2016, the landscape of post-tragedy assistance looks very different. And that is almost entirely due to the rise in prominence of crowdfunding.


What is crowdfunding?

Crowdfunding is the practice of raising money for a campaign or cause through the solicitation of public donations, usually in an online format. It has been utilized in everything from raising capital to launch new products, cover private adoption costs, pay hospital bills, and any number of other applications, both for-profit and charitable in nature.

Which website is the best for my community cause?

With more than 500 crowdfunding websites in existence, it can be difficult to know which ones to use. The two most popular (and best suited for) charitable campaigns are probably **GoFundMe** and **IndieGoGo** because of their ubiquity and name recognition. Many other options exist, however, and some are even cause-specific, so be sure to do some individual research before launching your campaign.

Tips for Running a Successful Campaign

- **Plan Ahead.** Oftentimes tragedies happen quickly and without warning, but the more planning you can put into your campaign, the more positive results you will likely see. How are you going to tell people about your campaign? How will you accept donations? Those are pieces that you need to figure out in advance.
- **Keep it short.** People are more likely to contribute to your cause if they feel it is urgent and of a timely nature, and running a long campaign can cause people to lose interest.
- **Take care in presenting your case.** How you describe and frame your campaign will make all the difference. Don’t just tell people what you’re raising money for—make them see the “why.” Oftentimes this can take the format of a video or photo essay. Remember: a picture is worth a thousand words, and a video can be priceless.
- **Practice transparency.** Make sure that you communicate how participant’s donations will be utilized every step of the way. Set proper expectations from the beginning, and communicate when and if things change.
- **Promote, promote, promote.** In the case of a tragedy affecting a neighbor in your community, hanging signage in public places around the community detailing the campaign might be an effective method. You should also have a social media component to utilize your network to maximize exposure, and encourage others to share it. 



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Nathan Crumb—Hammersmith Management, Inc.

Kimberly Daniels—Condominium Management Company

Carissa DeKeyser—Sopra Communities, Inc.

Britton Grosse Fossett, CMCA—

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Carolyn Seubert—TMMC Property Management

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Gregory F. Webb—Disaster Restoration Services

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Editorial Calendar

Issue	Topic	Article Due Date	Advertising Due Date
September	Financial Management	07/22/2016	08/15/2016
October	Community Leadership	08/19/2016	09/15/2016
Nov/Dec	Year in Review	09/23/2016	10/15/2016

CAI Southern Colorado Chapter invites you:

Tuesday, September 13th
Location: The Embassy Suites
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Register: www.calsoco.org



Schedule	
8:30	Annual Meeting/Election of Officers/Breakfast (optional)
9:35	Rentals and Impact on Communities
10:40	Marijuana Grows in Residential Communities
11:40	Lunch
1:00	DORA: Defending Our Rights Associations or Ethics (your choice)
2:00	Document Amendments or Board Meeting Safety (your choice)
3:00	Cocktail Hour

DORA Certification Pending

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CAI-RMC MISSION STATEMENT

To provide a membership organization that offers learning and networking opportunities and advocates on behalf of its members.



Essential Partners

CAI business partners are indispensable to the CAI family—nationally and locally. These members not only advertise, exhibit and sponsor events, they also contribute to our publications, speak at our conferences and teach our professional development courses.

More than just product and service providers, these companies are good corporate citizens. Their involvement in CAI is an investment in all of our communities.

We hope you'll consider CAI business partners whenever you need support. They are listed in chapter directories and at www.caionline.org/info/provider.

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CAI through the years



First issue of Common Ground™, 1984



National Conference, 1990



PCAM Recipients, 1991



Captain Community Campaign, 2002

- 1973** CAI is founded Sept. 20
- 1974** First issue of CAI News distributed to 200 CAI members
- 1975** First National Conference—New Orleans
- 1975** 1,000 members
- 1977** First Guide for Association Practitioners—*Association Management*
- 1978** First issue of *Law Reporter*
- 1980** First Community Association Law Seminar
- 1980** Professional Management Development Program (PMDP) launched
- 1982** Professional Community Association Manager (PCAM) designation
- 1983** 5,000 members
- 1984** First issue of *Common Ground*™
- 1986** First state legislative action committee—California
- 1988** 10,000 members
- 1990** Association Management Specialist (AMS) designation
- 1993** College of Community Association Lawyers established
- 1993** First issue of *Community Management*—now *Community Manager*
- 1994** ABCs course—now called the "Essentials"
- 1996** 15,000 members
- 1996** Certified Manager of Community Associations (CMCA) credential
- 1997** CAI website—www.caionline.org
- 1998** Reserve Specialist (RS) designation
- 1999** Community Associations Press—now CAI Press—created
- 2002** Large-Scale Manager (LSM) designation
- 2003** Rights and Responsibilities for Better Communities
- 2003** Community Insurance and Risk Management Specialist designation
- 2004** First online course—the Essentials of Community Association Management
- 2005** 25,000 members
- 2007** Community Association Governance Guidelines
- 2008** First online webinar
- 2010** 30,000 members
- 2010** First international chapter—South Africa
- 2011** Educated Business Partner distinction
- 2012** Digital editions of *Common Ground*™ and *Community Manager*
- 2012** 35th Legislative Action Committee—Indiana



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CAI-RMC EVENT CALENDAR

AUGUST

11-12 Thu-Fri	M-206 Financial Management Breckenridge
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SEPTEMBER

7-10 Wed-Sat	M-100 The Essentials of Community Association Management Greenwood Village
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15 Thu	Manager's Lunch Denver
------------------	----------------------------------

19 Mon	Mountain Conference & Trade Show Vail
------------------	---

OCTOBER

13 Thu	Mountain Education Roundtable Breckenridge
------------------	--

20-21 Thu-Fri	M-203 Community Leadership Thornton
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NOVEMBER

15 Tue	Fall Conference & Trade Show Denver
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For the latest information on all our programs, visit www.cai-rmc.org!

Don't forget to register for events—it helps us place food orders and make sure that we have adequate space.