

# Equity Exclusive

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## A NEW YEAR and NEW LAWS

Senate Bill 563 was signed into law on September 6. Following is a summary of the relevant provisions.

**NOTICE OF EXECUTIVE SESSIONS.** The bill requires that “Except for an emergency meeting, members shall be given notice of the time and place of a meeting that will be held solely in executive session at least two days prior to the meeting. Notice shall be given by posting the notice in a prominent place or places within the common area and by mail to any owner who had requested notification of board meetings by mail, at the address requested by the owner. Notice may also be given by mail, by delivery of the notice to each unit in the development, by newsletter or similar means of communication, or, with the consent of the member, by electronic means. The notice shall contain the agenda for the meeting.”

**BOARD DECISIONS VIA EMAIL AND ACTION WITHOUT MEETING UPDATE.** Except for emergencies, boards are no longer allowed to make decisions by e-mail. Emergency meetings

may be held by e-mail if all members of the board, individually or collectively, consent in writing to the action, and if the written consent or consents are filed with the minutes of the meeting of the board. (Editor’s note: Action Without Meetings may only be utilized for emergencies. Because not frequently used, this change taking place January 1, 2012, will not be noticed by many board of directors.)

**TELECONFERENCE MEETINGS.** SB 563 also defines a “teleconference” meeting to be one in which a majority of the members of the board, in different locations, are connected by electronic means, through audio or video or both. The bill requires that a teleconference meeting (other than executive sessions) be conducted in a manner that protects the rights of members of the association. It requires that notice of the teleconference meeting identify at least one physical location so that members of the association may attend and at least one member of the board of directors be present at that location. All board members and homeowners must be able to hear one another.

Happy Holidays!

On behalf of the Equity Management staff, our best holiday wishes are being sent to you for a safe, happy holiday and a New Year filled with health and prosperity.

# ELECTRIC CHARGING STATIONS

On July 25, 2011, Gov. Brown signed Senate Bill 209, which takes effect January 1, 2012.

**MAJOR POINTS.** The bill prohibits HOAs from unreasonably restricting the installation of electric vehicle charging stations. Homeowners who place charging stations in the common areas will be responsible for costs associated with maintaining and repairing the station, as well as costs for

damage to common areas and adjacent units resulting from installation and maintenance of the station. The bill imposes other responsibilities on the homeowner, including maintaining an umbrella liability coverage policy of \$1,000,000 that names the association as an additional insured.

**MAJOR FLAW.** Unfortunately, the new statute allows individual owners to use or occupy common areas contrary

to existing statutes and case law. The author of the bill plans to introduce legislation that protects the right of common interest developments to establish reasonable rules for any use of common areas for charging stations.

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## Equity Management Participates in BUDDY WALK

Equity Management employees recently volunteered at the annual "Buddy Walk" held in Menifee at the Mt. San Jacinto College. The event is held each year to bring awareness to Down Syndrome. Portions of the funds raised are donated to the Down Syndrome Association of Hemet, the National Down Syndrome Society, and the National Down Syndrome Congress.

Equity was honored to be a sponsor for the walk and have our team members volunteer.

Wendy Crosson, Brianna Drum, Cindy Asher, Keren Calder, and Lisa Locke manned a booth to provide information about Associa Supports Kids (ASK) which educates parents and children about safety in and around the home. Scout, the ASK mascot, also made an appearance at the booth and handed out Safety Tip coloring books, plush Scout toys, rub-on tattoos, and child identification kits. Scout was a huge hit among all the children. For additional information on ASK, please visit [Associasupportskids.org](http://Associasupportskids.org). If you would like Scout to attend a function in your community, please contact Robert Supalla at Equity Management (951) 296-5640.



## Lisa Locke Receives her PCAM®

Lisa Locke, President and CEO, has earned the Professional Community Association Manager (PCAM®) designation from Community Associations Institute (CAI).

The PCAM® designation is the highest professional recognition available nationwide to managers who specialize in association management. To earn the PCAM® designation, a manager must maintain their CMCA® (Certified Manager of Community Associations) certification, the AMS® (Association Management Specialist) designation, pass six related courses through CAI and submit an extensive case study.

## Equity Welcomes Robert Supalla to the Team



Equity Management is pleased to welcome Robert Supalla as the new Director of Business Development and Client Relations. Robert will be responsible for the growth of Equity Management which serves the Riverside, San Bernardino, and San Diego counties. Robert has been in the industry since 2004, where he

has twice been recognized for Vision Awards by CCAM and earned his bachelor's degree in marketing with a minor in business from Western Michigan University. He holds the professional designation of Certified Community Association Manager (CCAM) from the California Association of Community Managers.



# AssociaLiving.com

AssociaLiving is a fun and insightful online magazine created specifically for our Associa communities and homeowners.

A resource of useful and inspiring information for residents and community associations across North America, AssociaLiving includes relevant stories about Entertaining, Home, Practical Living and Community, each geared toward enriching our homes and building stronger community associations.

Sign up for AssociaLiving ([www.associaiving.com](http://www.associaiving.com)) to get great recipes or to discover activities for the whole neighborhood. Keep reading to be inspired with holiday decorating ideas or to learn the ins-and-outs of weatherproofing your home. AssociaLiving has something for everyone in your family and community.

For those everyday clever ideas, visit AssociaLiving's Neighborly Notes blog. Neighborly Notes provides quick and savvy ideas to help make your home a happier,

healthier and more efficient place to live. Blogger Carol, like many of our homeowners, juggles a life comprised of many roles: spouse, parent, child and working professional, to name just a few. She has hectic days like everyone else, but no matter where they are spent, she ends them all at the same place: home. The editors of AssociaLiving hope the helpful tips and tricks about everything from organizing things around the home to entertaining with a twist will help make your days run a little smoother.

Celebrate the best of community living.

Visit [www.associaiving.com](http://www.associaiving.com) and sign up to get the latest ideas in Home, Community, Entertainment and Practical Living.



## HOLIDAY BOUTIQUE A HUGE SUCCESS

On November 9<sup>th</sup>, our Holiday Boutique was a success, raising \$1,300.00 for Associa Cares. Friends of Equity Management and our valued vendors were all invited to "shop". The Boutique was an overwhelming success due to staff members who generously contributed in so many ways. All the items available for the boutique were hand-crafted by Equity Management employees who paid for all

the materials and crafted on their own time. When each gives a little, it means a lot! To learn more about Associa Cares, please visit [www.Associacares.com](http://www.Associacares.com). Our goal is to raise funds which are disbursed to those in need. If you know someone who has been affected by a natural or man-made disaster and needs assistance, please contact your community manager.





# Associa Supports Kids

Keeping Kids Safe and Strong

**"LIKE" US ON FACEBOOK.**

For every "like," Associa donates \$1 to Boys & Girls Clubs of America.



Give the gift of a  
**GREAT FUTURE.**

Help us support Boys & Girls Clubs.  
One click can make a difference.



**BOYS & GIRLS CLUBS  
OF AMERICA**

# Holiday Safety Reminders

As the holidays approach, the U.S. Consumer Product Safety Commission (CPSC) is urging people to look for and eliminate potential dangers from holiday lights and decorations that could lead to fires and injuries. Keep your family safe this holiday season by following these safety tips.

## Trees

- When purchasing an artificial tree, look for the label “Fire Resistant.” Although this label does not mean the tree won’t catch fire, it does indicate the tree will resist burning and should extinguish quickly.
- When purchasing a live tree, check for freshness. A fresh tree is green; needles are hard to pull from branches and when bent between your fingers, needles do not break. (After purchase, check regularly.) Check the water level of your tree daily.
- Use no more than three standard-size sets of lights per single extension cord
- Fasten outdoor lights securely to trees, house walls, or other firm supports to protect the lights from wind damage. Use only insulated staples, not nails or tacks, to hold strings in place. Or consider running strings of lights through hooks (available at hardware and home improvement stores).
- Turn off all lights when you go to bed or leave the house. The lights could short out and start a fire.
- For added electric-shock protection, plug outdoor electric lights and decorations into circuits protected by ground fault circuit interrupters (GFCIs).

## Decorations/Lighting

- Indoors or outside, only use lights that have been tested for safety by a recognized testing laboratory, which indicates conformance with safety standards.
- Check each set of lights, new or old, for broken or cracked sockets, frayed or bare wires, or loose connections, and throw out damaged sets.

Read more on Family Education:

<http://fun.familyeducation.com/decemberholidays>