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**SECOND QUARTER 2025**

The Official Publication of  
CHANNEL ISLANDS CHAPTER  
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Dear CAI-Channel Islands Chapter Members,

It's hard to believe that we are already halfway through the year! As we move through the second quarter of 2025, I want to express my appreciation for the dedication and energy each of you bring to our chapter. Your involvement is what makes us thrive!

As you know, our chapter remains deeply engaged in legislative advocacy. The CAI-California Legislative Action Committee (CLAC), with strong support from our own chapter delegates, is actively working on behalf of our industry. We are monitoring proposed legislation related to wildfire insurance, electric vehicle charging stations, caps on disciplinary fines, and manager credentialing standards, all of which are critical issues for many of our members.

Education also remains at the heart of our mission. This quarter, we are offering a variety of events, both in-person and virtual, which are designed to provide valuable knowledge, empowering and fostering connections among our members. Please make sure to check the events calendar on our website for more information.

Our chapter is full of standout individuals and companies that regularly go above and beyond. We started off the year by recognizing several at our Annual Awards Gala, but excellence doesn't stop there. If you know a community manager, board member, business partner, or homeowner volunteer who has been doing exceptional work, please nominate them for recognition and help inspire and elevate everyone in our chapter.

CAI-Channel Islands Chapter is not just a network, it's a family of professionals and volunteers committed to bettering where we live and work. We encourage you to stay involved, whether by attending events, serving on a committee, or running for the board. If you have been thinking about volunteering or getting more involved, now's the time. Reach out! We would love to connect and find a role that fits your passion and schedule.

Finally, congratulations! Our Channel Islands Chapter was selected by CAI-National to receive the Best Net Membership Retention (89.64%) award for a very large chapter in the 2024 calendar year!

Thank you again for being such an integral part of our success this year. The work you do matters, not just to CAI, but to the thousands of residents who rely on well-run, well-supported communities across our region.

Looking forward to seeing you at our upcoming events!

Sincerely,

A handwritten signature in black ink that reads 'Sean Allen'.

Sean D. Allen, Esq.  
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# note from the editor



**Neda Nehouray, CMCA, AMS, PCAM**  
HOA Organizers, Inc.

Dear Readers,

At the Channel Islands and Central Coast Chapter, we are committed to bringing you the most relevant and insightful content to support your role in community association leadership. This issue features contributions from several experienced attorneys and members, reflecting our ongoing effort to deliver accurate and timely guidance on the legal matters that impact our communities most.

We always welcome ideas from our readers—after all, this publication is here to serve you. If there's a topic you'd like to see covered, or if you're interested in collaborating on future content, please don't hesitate to reach out to me or Leah Ross at the Chapter Office. We would love to hear from you and continue to make this magazine a valuable resource for all.

Warm regards,

*Neda Nehouray*

Neda Nehouray, CMCA, AMS, PCAM  
Editor, CAI-Channel Islands Channels of Communication



# NEIGHBOR TO NEIGHBOR DISPUTES

## WOOLARD EXEMPLIFIES WHEN ASSOCIATIONS ARE NOT RESPONSIBLE

**By Johanna Deleissegues, Esq.**

*Adams / Stirling PLC*

The purpose of this article is to address when associations should not become involved in neighbor-to-neighbor disputes. Associations are generally not required to intervene in neighbor-to-neighbor disputes that do not involve discrimination or violations of the governing documents.

The recently published case of *Woolard v. Regent Real Estate Services, Inc.* (Dec. 3, 2024) 107 Cal. App.5th 783, involved neighbors who had a long-running dispute that ended in a physical altercation and injuries. Both neighbors were residents of the association and tenants in their respective units. One couple sued the other couple, and then that couple sued the property management company and the association for, among other causes of action, negligence. The cross-complaining parties alleged the association, and the management company should have done something to prevent the dispute. The occupants alleged “The physical injuries sustained and the mental anguish and emotional trauma [cross-complainants] have suffered could have been prevented had the situation been handled properly by [the management company, the association and the landlord], instead the problems were ignored and provoked [the cross-complainants] complaints were disregarded as [the association] took part in contributing to the issue instead of stopping it.”

At the trial level, the association and management company filed a joint summary judgment motion and argued that they did not owe a duty to contact the police or intervene in the



dispute. “The [trial] court’s order accepted [management and the association’s] contention that they had no duty to intervene in the neighbor dispute or prevent the physical altercation between [the neighbors].” On appeal, the Court of Appeals agreed and stated:

In sum, there is simply no law to support [the occupants’] contentions that [the management company and association] had some unspecified duty to do something to prevent what turned into an allegedly violent dispute. Imposing a duty on homeowners associations or their managing agents to intervene and attempt to resolve disputes between homeowners (or their tenants) would place an untenable burden on these entities.



As stated by the Court, imposing a duty on associations or their managing agents to intervene and resolve disputes between homeowners would place an untenable burden on them. The appellate court further noted:

Run by volunteers, they [associations] already have enough (and some would argue too much) authority and responsibility. Associations do not have police powers or subpoena powers. They cannot compel owners, much less tenants of owners, to sit down and work out their differences, and they cannot adjudicate differences except in the limited context of violations of the governing documents.

management company had “played no part in the physical altercation at issue here and should never have been dragged into [the] dispute.” In concluding its discussion of this issue, the Court stated:

Accordingly, we find no existing duty of care was breached and decline to recognize a new duty of care requiring a homeowners association or its management company to involve itself in disputes between homeowners outside the confines of the governing documents. Summary judgment was properly granted as to both [the management company] and [the homeowners association].

*Continued on page 11*




As noted by the Court, associations are run by volunteers and do not have police powers or subpoena powers. Associations cannot compel owners, or their tenants, to sit down and work out their differences. The court also found that imposing such duties would leave associations responsible for the outcome of such disputes without the tools to prevent them. An association’s duty is to investigate to determine if there are governing document violations, it does not include mediating de-escalating or resolving disputes between neighbors.

In *Woolard*, there was evidence that the association had properly responded to complaints about violations of governing documents that it received. The court was quite blunt in its statement that the association and the

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## NEIGHBOR TO NEIGHBOR DISPUTES (Continued from page 9)

### When Should Associations Get Involved in a Neighbor-to-Neighbor Dispute?

In addition to violations of governing documents, Boards are required to investigate discrimination-based harassment. Specifically, Code of Federal Regulations Section 100.7(a) (1) (iii) states:

**Liability for Housing Discrimination.** (a) Direct liability. (1) A person is directly liable for:... (iii) Failing to take prompt action to correct and end a discriminatory housing practice by a third-party, where the person knew or should have known of the discriminatory conduct and had the power to correct it. The power to take prompt action to correct and end a discriminatory housing practice by a third-party depends upon the extent of the person's control or any other legal responsibility the person may have with respect to the conduct of such third-party.

Based on this provision, associations, through its board of directors, are required to address claims of harassment based on protected class. These classes include race, color,

religion, national origin, sex, familial status, and disability. This includes harassment by other residents, board members, managers, and vendors. The law requires that boards take prompt steps to investigate, and to the extent it is able, end harassment. California has similar regulations, obligating housing providers, including associations, to investigate harassment based on discrimination committed by third parties.

Overall, if there is an allegation of harassment based on discrimination or violation of the governing documents, then associations are required to investigate neighbor-to-neighbor complaints. Absent these circumstances, associations are not required to investigate and intervene in neighbor-to-neighbor disputes. 🏠

**Johanna Deleissegues, Esq.** is a Senior Attorney at Adams / Stirling PLC. She can be reached at [jdeleissegues@adamsstirling.com](mailto:jdeleissegues@adamsstirling.com).





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# Turning Tension into Teamwork

## *Conflict Resolutions for Dealing with Difficult Homeowners*

**By Sydney Mork, CMCA**

*PMP Management*

Let's be real...conflict is just part of the deal when your part of a Homeowners Association. Whether it's arguments about landscaping, noise complaints, or just people not getting along, there's always going to be a little drama. Most folks want to live peacefully with their neighbors, but every now and then, you'll run into someone who challenges the rules—or just tests your patience.

The good news? You don't have to dread these situations. With the right mindset and a few solid tools, even tense conversations can lead to better communication, more trust, and a stronger community overall.

### **Understanding the Root of Conflict**

Most confrontations aren't just about the issue at hand. A homeowner who reacts angrily to a violation notice might really be expressing frustration over feeling unheard or disrespected. If you can spot what's going on underneath the surface, it's way easier to find a solution.

A few common causes of homeowner conflict:

- **Miscommunication/lack of information** – Homeowners may not understand the rules or reasons behind certain decisions.
- **The idea of unfair treatment** – Some may feel singled out or believe that rules are not consistently being enforced.
- **Personal stress/external factors** – Financial issues, health concerns, or other personal matters can sometimes spill into interactions.

So, when someone's getting heated, try to remember it might not really be about you—it could just be the tipping point in a stressful week for them.

### **Stay Calm & Professional**

One of the best tools you've got in your toolbox is your ability to stay calm. If someone comes at you frustrated or aggressive, it's super tempting to fire back but fighting fire with fire rarely works. It just escalates the situation. Here is a tip! Take a moment before responding. This will allow emotions to calm and signals that you're truly listening and not reacting impulsively.

### **Active Listening**

Listening, really listening, is one of the easiest and most powerful ways to de-escalate a tense conversation. And no, it doesn't mean you have to agree with them. It just means giving your full attention and showing that you care about what they're saying.

Simple Phrases to try:

- "I hear your concern and appreciate you bringing it up."
  - "I understand your frustration"
  - "I know receiving a violation notice can be upsetting. Our goal is to maintain the community standards."
- Even if a solution isn't available, the act of being heard can go a long way toward a difficult conversation.

## Set Boundaries When Needed

Now, while staying calm and listening is important, there's a line that shouldn't be crossed. It's very important to establish those boundaries. If a homeowner starts getting aggressive, yelling, or becoming harassing—especially in person or at a board meeting, it's okay to shut things down.

This is where having a written code of conduct really helps. If it's already in place, you can refer to it and enforce boundaries more easily. You're not being rude, you're protecting your time, energy, and the overall tone of the community. If these do not work, it's recommended to tender this to legal counsel or mediation services, when necessary, document everything, and move the conversation to email or writing to avoid face-to-face tension. Respect is a two-way street, and it's okay to draw that line if it's being crossed.

## Preventing Conflict Before It Starts

You can't stop every disagreement, but a lot of issues can be prevented before they even happen just by keeping people in the loop and making them feel heard.

Here are a few ways to make that happen:

- **Keep communication open and frequent** – Use newsletters, email updates, or even social media groups to keep homeowners informed about rules, changes, and updates.
- **Offer ways to share feedback** – Host Q&A sessions, set up suggestion boxes, or send out surveys. People like to feel included.
- **Explain the reasoning behind rules** – Instead of just saying, "You can't do this," explain why the rule exists. It helps people understand the bigger picture.
- **Be consistent** – If the rules are applied fairly to everyone, people are less likely to feel targeted.
- **When people feel included and informed, they're a lot less likely to push back**—because they feel like part of the team, not like they're being bossed around.

## Conflict Can Lead to Growth

Here's the thing: every tough interaction is a chance to get better at communicating, leading, and building community. It might not feel great in the moment, but if you handle it with patience and professionalism, you can turn something

*Continued on page 14*



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## TURNING TENSION INTO TEAMWORK

(Continued from page 13)

negative into something productive. You might even turn a frustrated homeowner into someone who becomes a more active and positive part of the community, just because you took the time to listen and treat them with respect.

So, the next time you're dealing with a tense email, a complaint, or someone blowing up at a meeting, take a breath. Stay cool. Be kind, but firm. And remember—you're not just resolving a problem... You're helping shape a stronger, more connected community. 🏡



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**Sydney Mork** has been a dedicated professional in the HOA industry for over six years, bringing a wealth of experience, insight, and leadership to her role as a Senior Manager at PMP Management. Since joining PMP two years ago, Sydney has played a key role in driving operational excellence and fostering strong client relationships.



She holds the Certified Manager of Community Associations (CMCA) designation, reflecting her commitment to industry best practices and continued professional development. Sydney is also an integral part of CAI Channel Islands, where she actively contributes to industry education, events, and networking that support both management professionals and the communities they serve.

Known for her professionalism, responsiveness, and ability to navigate complex association needs, Sydney continues to be a trusted resource for boards and team members alike. Sydney can be reached at [smork@pmpmanage.com](mailto:smork@pmpmanage.com)

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# NEW CALIFORNIA WATER CODE

## The New Law Restricting Watering of HOA “Nonfunctional Turf” – It’s Not So Bad

*By Kelly G. Richardson, Esq. CCAL, Richardson Ober LLP*

California is historically prone to periods of drought. Even though the current era appears more solid on the water supply issue, it is pretty certain that drought cycles will reappear before too long.

So, California has passed many laws designed to encourage landscaping which is conservative in water requirements, including Civil Code Section 4735(a), protecting low water-using landscapes in HOAs, Section 4736, barring HOAs during water emergencies from requiring residents to pressure wash home exteriors, and Section 4735(b), protecting the right of residents to let their yard landscaping die during drought emergencies.

On October 13, 2023, the Governor signed into law Assembly Bill 1572, creating a new Water Code Section 10608.14. [Yes, so now in addition to Civil, Government, Corporations, and Vehicle Codes, there are also Water Code sections specifically affecting HOAs.]

This new statute requires various property owners, including common interest development associations, to remove “nonfunctional turf” or irrigate it with reclaimed water. HOAs are required to stop using potable water to irrigate nonfunctional turf or to remove such “nonfunctional” turf from common areas by the end of 2028.

Fortunately, the term “Nonfunctional turf” is defined, and it is quite different than one might first assume. Water Code Section 10608.12 defines “nonfunctional turf” as “turf that is not functional turf.” To find what is “functional” turf, one has to visit the California Code of Regulations, which “functional turf” is defined as “a ground cover surface of turf located in a recreational use area or community space. Turf enclosed by



fencing or other barriers to permanently preclude human access for recreation or assembly is not functional turf.” “Turf” means a “ground cover surface of mowed grass.” (Title 23 California Code of Regulations Section 491(zzz))

So, “nonfunctional” turf is turf which is enclosed and inaccessible to use by residents – in other words, not only purely decorative but specifically inaccessible to any recreational use.

If your HOA has turf which is not regularly used by residents, that does not automatically make it “nonfunctional turf” subject to the new statute. The turf does not become “nonfunctional” through disuse – the use has to basically be impossible.


The law allows HOAs to use potable water to irrigate trees and other non-turf plantings.

HOAs must achieve compliance with this new law by January 1, 2029. However, given the aforementioned definitions, only mowed grass areas that are enclosed and not accessible to residents appear to be defined as “nonfunctional turf.” Therefore, most HOAs probably will not be greatly impacted. However, mowed grass areas that

are purely decorative and not available for residents to enjoy appear to fall under this restriction, so HOAs should plan on supplying such areas with reclaimed water or simply removing any mowed turf from the location.

Even though the main part of the statute won’t apply to most HOAs, there is one requirement which at first seemed to apply to many larger associations. Per Water Code Section 10608.14(e) commercial, industrial, or institutional properties with over 5,000 square feet of irrigated common area must every three years provide a certification of compliance to the State Water Board. However, common interest developments are separately mentioned in the statute, so it seems reasonable to assume that the reporting requirement does not apply to common interest developments, which are not “commercial, industrial, or institutional” properties. There is some worry that perhaps the Water Board will apply the reporting requirement to common interest developments, but it appears that the statute expressly did not mention common interest developments in subpart (e) of the statute, even though common interest developments are mentioned separately in Water Code 10608.14(a)(4). This should give California HOAs comfort that the three-year compliance reporting requirement does not apply to them.

While the law’s goal of increasing potable water conservation is laudable, and although it won’t affect most HOAs, or even other types of properties, there is still the reporting requirement every three years that other non-HOA properties will have to reckon with. Will the Water Board consider the failure to timely file a report to be a single \$500 violation, or will it consider each day to be a separate violation? Will the Water Board establish a form for these reports? Can they be submitted electronically? These are questions that remain to be sorted out in the coming years as the Water Board implements this statute. Fortunately, common interest developments (aka “homeowner associations”) won’t have to worry about that problem.

To read any California statute or bill, the official state website is [www.leginfo.legislature.ca.gov](http://www.leginfo.legislature.ca.gov). 



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**Kelly G. Richardson, Esq.** is a Past President of the Community Associations Institute, a Fellow of the College of Community Association Lawyers, and Partner of Richardson Ober LLP. Contact Mr. Richardson at [kelly@roattorneys.com](mailto:kelly@roattorneys.com). All rights reserved®





# REBUILD OR NOT?

By **Tonya L. Todd, Esq.**  
Adams / Stirling PLC



In January 2025, the Los Angeles area endured a series of devastating wildfires. The Palisades and Eaton fires were among the most destructive in California's history. The fires burned through tens of thousands of acres and structures, resulting in at least 29 fatalities and displacing thousands of residents.

Homeowners' associations in the path of the Palisades and Eaton fires experienced varying levels of destruction and damage. Boards and owners were required to file insurance claims and determine what to do next amid the chaos and turmoil that followed.

Fires and other natural disasters causing such extensive destruction are rare. Consequently, most boards, owners, and their attorneys have not had occasion to review or enforce the damage and destruction provisions in their association's Covenant, Condition and Restrictions ("CC&Rs"). When those provisions do have to be invoked and enforced, readers may find that they are poorly drafted and that the association's options are very limited.

When the common area of a common interest development is partially or completely destroyed, associations must soon decide whether to rebuild or not. This decision revolves around whether the insurance proceeds recoverable are sufficient to pay the costs to rebuild the common areas. It can take the board several months to obtain the information necessary to make the decision whether to rebuild or not.

Most CC&Rs include language such as:

- If the Board determines that insurance proceeds will cover more than 80% of the total cost to rebuild the Common Area, the Board must commence reconstruction of the Common Area without requiring a vote from the members.
- If the Board determines that insurance proceeds will cover less than 80% of the total cost to rebuild the Common Area, reconstruction must proceed unless 67% of the voting power within the Association votes against rebuilding the Common Area.

Additionally, most CC&Rs also contain a provision similar to the following:

The Board shall levy an emergency special assessment upon all owners to cover any shortfall between insurance proceeds and the cost of rebuilding the Common Area.

## Rebuild Cost

"Rebuild cost" refers to the cost of reconstructing the common area from the foundations up. Conversely, "market value" is the price prospective buyers would pay for a home or structure. Property insurance coverage is based on rebuild costs, not market values. A home's or

structure's market value is frequently higher than its rebuild cost. However, rebuild costs can exceed market value in some cases due to debris removal and demolition expenses, and increased material and labor costs in heavily impacted areas, for example, in the Palisades and Altadena areas.

### Rebuild or Not?

From practical and legal standpoints, when the common area is partially destroyed, associations may be compelled to rebuild despite apparent options in their CC&Rs that allow them to refrain from rebuilding. The factors impacting an association's decision whether to rebuild or not are detailed below.

### Membership Approval

Understandably, when insurance proceeds substantially fall short of rebuild costs, owners with undamaged units may vote against reconstruction to avoid hefty special assessments. In contrast, owners of destroyed units typically favor rebuilding. Some CC&Rs provide the owners of the destroyed units with veto power to override decisions by the other owners opposing reconstruction. In addition, even without that veto power, the greater the number of affected owners, the more power those owners have to swing the vote in their favor. If the membership votes to rebuild, then the association must rebuild the destroyed common area. If the decision is to forgo rebuilding, the association will face a number of other obstacles to affect that decision.

### Lender Approval

The CC&Rs of most condominium projects stipulate that non-reconstruction decisions need lender approval. Lenders require assurance that a unit and common areas will continue to serve as loan collateral. If an association decides not to rebuild, it could affect the lenders' ability to recover their loans. Consequently, lenders may object and veto any decision by an association to avoid rebuilding. If the requisite number of lenders do not approve non-reconstruction

decisions, then the association must rebuild. If the lenders do approve, then the association can move on to the next hurdle.

### Partition and Division or Sale of a Condominium Project

Partition is a court-ordered physical division or sale of a condominium project. Most CC&Rs allow any owner or the association to initiate a partition action if the association decides not to rebuild. However, both the Davis Stirling Common Interest Development Act and case law prohibit voluntary or nonjudicial partitioning of the common area. This means that the association is prohibited from voluntarily selling or otherwise partitioning the common area without court approval. Courts will only grant a partition in very specific and limited circumstances.

If 75% or more of the development is destroyed (and a majority or more of the owners approve), the court may grant a judicial partition by sale, and each owner would receive the proceeds of the sale in proportion to their interest in the common area. After a sale of the entire development, the homeowner's association can be dissolved subject to and according to the procedures stated in the association's CC&Rs and relevant Civil and Corporations Code sections. The association CC&Rs usually require membership, local government, and lender approval to dissolve. In addition, the association's assets must be sold, its debts and liabilities paid, and the association must provide notice of the proposed dissolution to the IRS and its creditors.

If less than 75% of a condominium development is destroyed, neither the association nor the owners can petition for partition until three years after the destruction. During those 3 years, the association cannot dissolve, and the owners of the affected units remain members of the association and retain ownership of their airspace units.

*Continued on page 20*



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## REBUILD OR NOT? (Continued from page 19)

Despite the destruction of their units and common area, the affected owners are still obliged to pay their mortgages, monthly assessments, special assessments, and property taxes. However, the affected owners may be eligible for temporary mortgage and tax relief. For more information about these relief programs, owners should contact their mortgage providers and the Los Angeles County Assessor's Office, and/or the **Ventura County Assessor's Office** at <https://assessor.countyofventura.org> or by calling (805) 654-2181.

If a partition by division of the property is granted by the court, the damaged common area may be excluded from the boundaries of the undamaged portion of the development. As a result, the damaged common area and units will no longer be part of the association. The association would then need to amend its CC&Rs and condominium plans to reflect these changes.

Associations experiencing partial or total common area destruction due to fire, flood, or other natural disasters should consult legal counsel for guidance in interpreting CC&Rs and relevant Civil and Corporations Code sections. [↑](#)

**Tonya L. Todd, Esq.** is a senior attorney at Adams / Stirling PLC and is currently serving as corporate and litigation counsel to boards of directors of common interest developments throughout California. She counsels boards on managing conflict, director duties and responsibilities, meetings, elections, and corporate governance, as well as compliance with the Davis-Stirling Act, document interpretation, and enforcement. Tonya can be reached at [ttodd@adamsstirling.com](mailto:ttodd@adamsstirling.com).



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# why CAI

## Why CAI Became My Most Valuable Industry Community

*By Deanna Higuera, First Onsite Property Restoration*

I have been involved with both the CAI-Channel Islands and CAI-Greater Los Angeles Chapters for nearly five years. My membership with CAI has provided me with many opportunities to meet and develop new industry relationships, as well as to further grow my business clientele within the HOA management world and the communities that they represent. I have been in many association groups, and I have to say that the CAI has been the most welcoming and best networking association of which I have ever had the opportunity to be a part of. Regular events, such as monthly managers luncheons, mixers, community faires, educational webinars, numerous social networking opportunities, as well as the annual awards gala provides various forums for managers, HOA board members and vendor/business partners to network, learn, and build great relationships with one another.

**My “secret sauce” to getting the most out of my membership is to be willing to volunteer, serve on committees, sponsor events and get involved in the many activities and events that CAI offers.**

CAI has proven to be one of the most successful platforms for growing my professional network, serving my community, developing a deeper understanding of the HOA industry, all while having a great time and growing lasting relationships.



## Knowledge, Confidence, Community: A Decade with CAI

*By Phyllis Pazen, Lakeside Association*

I have been a HOA board member and a CAI-Channel Islands Chapter member for over a decade.

**CAI has made me a better board member because knowledge brings confidence and knowledge is central to CAI.**

It has provided me with confidence as a board member to know how to make decisions for my community. I have taken advantage of monthly programs that always include an opportunity to meet and mingle with our business partners, managers, and HOA members. The leadership classes and webinars are wonderful and provide clear direction while answering my many questions. That feeling of community and friendship is ever present, and we learn from each other. And, always, I am reminded that there is not one single issue that is exclusive to my HOA, and CAI will help find the way!



# 2025 Second Quarter CAI-CLAC Legislative Update

**By Robert M. DeNichilo, Esq., CCAL**  
CLAC Legislative Co-Chair  
Orange County Regional Chapter Delegate



CAI's California Legislative Action Committee (CLAC) held its annual Advocacy Week in April with dozens of homeowners, managers, and business partners converging on the capital and attending over 70 meetings with legislators and their staff to discuss various pending bills and insurance issues faced by associations.

CLAC is happy to report that two of the bills opposed during Advocacy Week have now died in committee. The first, introduced under the guise of creating additional options for affordable housing, SB-677 (Wiener) would have expanded on 2022's SB-9, which prevented cities and counties from banning owners from splitting their lots. SB-9 did not apply to community associations, but SB-677 directly aimed at associations and would have prohibited enforcement of any CC&Rs provision that prevents an owner from splitting lots. CLAC representatives spoke in opposition to the bill in the Senate Housing Committee and the bill did not get out of Committee.

The second bill, AB-21 (DeMaio) sought to make a smorgasbord of changes to the Davis-Stirling Act, including requiring board meetings to be recorded and made available to members the same as meeting minutes, which ultimately would have required associations to store the recordings indefinitely. The bill included a host of other

new requirements that would have increased association costs and risk of liability. Like SB-677, CLAC representatives spoke against the bill when it was being considered in Committee, and as a result, the bill will not make it to the Assembly floor for a vote.

CLAC continues to watch and, where possible, work with legislators with respect to various bills that will impact community associations if enacted into law. The following are on CLAC's list of "HOT BILLS" for the session:

## **SB-770 (Allen) – EV Charging Stations. CLAC Position: OPPOSE**

This proposed legislation would delete the requirement for a homeowner that installs an EV charger in the association's common area to obtain a certificate of insurance that name the association as an additional insured on the owner's insurance policy. This will have the effect of shifting the burden of obtaining insurance for the charging station from the owner who uses the charging station to the association.

## **SB-625 (Wahab) – Housing Developments: disasters: reconstruction of destroyed or damaged structures. CLAC Position: OPPOSE UNLESS AMENDED**

This bill seeks to provide for expedited architectural review by an association following a natural disaster or emergency that destroys or damages the community. Our main issue with the bill is not all sections are limited to these extraordinary circumstances and the streamlined approach in the bill would create significant hardship on volunteer architectural committee members.

## **SB-681 (Wahab) – Housing: Fine Caps CLAC Position: OPPOSE**

This bill, among other things, creates a one-size-fits-all approach that would place an arbitrary cap on the fines issued by associations at \$100 per violation. This type of limitation would eliminate the deterrent effect that fines are designed to have, and result in increased litigation as the





alternative to fines to gain compliance with an association's governing documents.

CLAC also took positions on several bills that would significantly impact associations and managers, with some already being successfully defeated or delayed. AB-739 (Jackson), which would have required all managing agents to be licensed real estate brokers, is now a two-year bill. CLAC expects significant revisions to the bill next year if it is reintroduced, including eliminating the above-mentioned requirement. CLAC continues to oppose the bill and will watch for any changes.

SB-546 (Grayson) sought to repeal Civil Code § 5501, which permits a board to meet its obligation to review financial documents on a monthly basis by having either all board members or a subcommittee of the board consisting of the treasurer and at least one other board member review the documents outside of a meeting so long as the review is ratified at the next board meeting and the ratification is reflected in the minutes. If the bill becomes law, the only way a board could satisfy the obligation to review financials on a monthly basis would be to actually have a meeting, causing those associations that meet bi-monthly or quarterly to incur additional expenses. CLAC is opposed to this bill, and is happy to report it is now a two-year bill and will not become law this year. CLAC will continue to monitor the

bill to determine if any amendments are made and if it is reintroduced next year.

Make sure to subscribe on CLAC's website (CAICLAC.com) to have industry updates and legislation impacting community associations delivered straight to your inbox!

You can also follow CLAC on LinkedIn, Facebook, Twitter, and YouTube for real-time updates on legislative news, resources, event updates, or legislative action. [🏠](#)

**Robert M. DeNichilo** is Founder and Shareholder of DeNichilo Law, APC. He has over thirty years of legal experience and focuses his practice exclusively on the representation of community associations throughout California as corporate counsel.



Robert is an active member of the Community Associations Institute (CAI) and has served on CAI-Orange County Chapter's Board of Directors, and as their 2022 Chapter President. He currently serves as the CAI Orange County Chapter's delegate to CAI's Legislative Action Committee (CLAC), where he also serves as Legislative Co-Chair.



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# My Experience at Advocacy Week in Sacramento

By **Randy Stokes**, CAI-CLAC Delegate



I had the privilege of representing both CAI-Channel Islands Chapter and CAI-California Legislative Action Committee's Executive Committee at this year's Advocacy Week at the California State Capitol in Sacramento. I had participated in previous Advocacy Weeks virtually, but this year was the first time I was able to be there in person. I have been asked to share a few thoughts as a first-time in-person participant.

I felt ready for the occasion. CAI-CLAC has a wonderful advocate in Sacramento, Louie Brown, who acted as team leader in preparing the approximately 75 volunteers representing us at the event. Since the Annual Planning Meeting last fall, under the leadership of Louie, our two Legislative Co-Chairs, Tom Ware and Robert DeNichilo, and our CAI-CLAC legislative task forces, we have carefully studied and discussed proposed legislation, determined positions on various introduced bills, and strategized how best to discuss the targeted legislation with State Legislators and their staff.

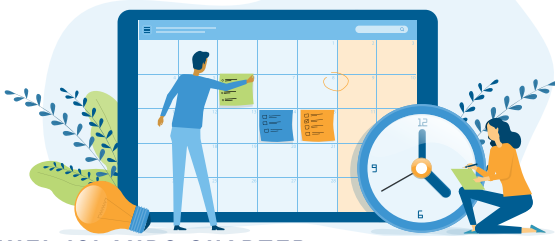
The main day of the event was Wednesday, where we were divided into teams of five to seven members each and were given lists of legislators and/or legislative assistants, along with talking points for the bills we were there to discuss. At a debriefing session the following morning, the consensus among those teams was that the legislators and legislative assistants were receptive, interested, and engaged in our discussions, and that we had been successful in advocating our positions.

We had been warned that we would be doing a lot of walking on Wednesday, which proved to be an understatement. I don't often check the pedometer app on my iPhone, but after the week was over, I looked and saw that on that Wednesday alone, I had walked about 12,000 steps- mostly through the "Swing Building," which houses the members and their staff while the Capitol Building itself is undergoing renovations. I'm sure others who were there walked even more, as I took elevators where possible to navigate the eight-story building, while many others took stairs.

The entire experience was extremely rewarding. I had the opportunity to work with a great group of intelligent and devoted volunteers, from homeowners to community managers, to insurance experts, lawyers, and other business partners, all gathered to represent CAI-CLAC and California's CAI members. I think we all felt like we made a difference. I can't wait until next year! 🏡

**Randy Stokes** is a homeowner at Surfside III Association and has been an active CAI-Channel Islands Chapter member for the last 10 years. Randy is on his fourth year serving as Chapter Delegate, sixth year serving on the Chapter's Board of Directors, and is a past President of the Chapter.





CAI-CHANNEL ISLANDS CHAPTER

## 2025 Event Calendar

### JUNE

- 12 **Central Coast Community Faire**, 4:00 pm  
Trilogy Monarch Dunes, Nipomo
- 17 **Santa Barbara Luncheon**, 11:30 am  
Mar Monte Hotel, Santa Barbara
- 24 **Chapter Luncheon**, 11:15 am  
Los Robles Greens, Thousand Oaks

### JULY

— No Chapter Events —

### AUGUST

- 7 **Chapter Webinar**, 11 am, Zoom
- 19 **Chapter Luncheon**, 11:15 am  
Los Robles Greens, Thousand Oaks
- 21 **Central Coast Luncheon**, 11:30 am  
Ventana Grill, Pismo Beach

### SEPTEMBER

- 4 **Bingo, Boots, & Brews**, Camarillo Ranch
- 30 **Community Faire**, 3:30 pm  
Spanish Hills Club, Camarillo

### OCTOBER

- 7, 14, 21 **Board Leadership Webinar Series**, 10 am, Zoom
- 28 **Chapter Luncheon**, 11:15 am  
Los Robles Greens, Thousand Oaks

### NOVEMBER

- 6 **Santa Barbara Luncheon**, 11:30 am  
Mar Monte Hotel, Santa Barbara
- 13 **Central Coast Luncheon**, 11:30 am  
Ventana Grill, Pismo Beach
- 18 **Chapter Luncheon**, 11:15 am  
Spanish Hills Club, Camarillo

### DECEMBER

- 4 **Holiday Happy Hour**, 5-7 pm, Westlake Village
- 9 **Chapter Luncheon**, 11:15 am  
Spanish Hills Club, Camarillo

For the most up-to-date information on chapter events, venue address, and to register, visit [cai-channelislands.org](http://cai-channelislands.org).

## 2024 CHAPTER ACHIEVEMENT AWARD

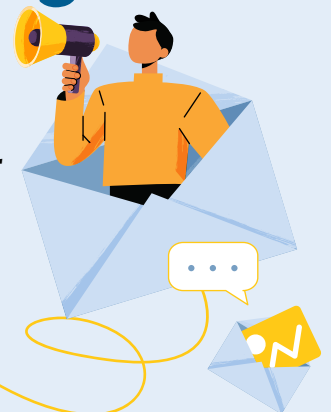


## BEST NET RETENTION

Congratulations to the Chapter for being the recipient of CAI-National's Membership Award for Best Net Retention (89.64%) for a very large chapter in the 2024 calendar year. This award is only possible because of our dedicated members. Thank you to ALL our members who continue to renew their membership and support the chapter!

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## Thank you

*to the following members for renewing your membership with CAI!*

### **Community Association Volunteer Leaders**

Linda Kaplan, Anacapa View Condominiums  
Edith Garfinkle, Mission Verde Association  
Patricia Lacy, Park Lane Townhomes  
Ursula Norby, Puerta Del Mar

### **Community Association Boards of Directors**

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Courtyard Villas  
Hancock Village  
Monte Sereno Condominium Owners Association  
Oak Park Leisure Gardens Homeowners Association  
Oak Park Village  
Oxnard Townhouse  
Peppertree Condominium Association  
Persimmon Hill Homeowners Association  
Riverview Ventura Homeowners Association  
Southwinds Village Homeowners Association  
Stonebrook Owners Association  
Symphony on the Hill HOA  
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# Finding the Money!

## Funding Your Community in Current Times

### CAI-Santa Barbara Luncheon

Tuesday, June 17 • 11:15am

Given the current times, funding your association's needs can be quite challenging and overwhelming. How do you put together a budget with inflation working against you, outrageous insurance premiums, and maintenance or capital improvement projects that the association cannot defer. Join us for this program as the speakers discuss planning your budget while combatting the costs, evaluating wants vs. needs, raising assessments, special / emergency assessments, and other funding options. Walk away with a clear understanding of the board's fiduciary duty, prudent decision-making, working with industry professionals, and more to strategically fund your community.



Community Associations Institute (CAI) provides education, resources, advocacy and networking to the Homeowners

### PROGRAM SPEAKERS



**SANDRA L. GOTTLIEB, ESQ., CCAL**, is one of California's leading community association attorneys. She is a founding partner of the law firm of SwedelsonGottlieb, which was formed in 1987. Sandra began her practice of law in 1978 and began representing and providing legal counsel to community associations in the mid-eighties. Sandra's extensive negotiating skills have given her the ability to work with volunteer board members, associations' managing agents and opposing counsel, and provide sound counsel regarding association operational issues. Sandra is an active member of CAI and CACM.



**RUTH CAMPBELL, CCAM-PM, CMCA**, has been a professional portfolio manager with more than 26 years of experience in managing all aspects of Common Interest Developments (CID's). Ruth is the founder and owner of CID Management Solutions, Inc., managing associations throughout Ventura, Los Angeles, and Santa Barbara counties made up of condominiums, planned developments, gated communities, and mobile home parks. She is an active member of CAI and CACM and holds the designations as a Certified Manager of Community Associations (CMCA) and Certified Community Association Manager (CCAM®) with a specialized certification in portfolio management.

### LOCATION

#### Mar Monte Hotel

1111 E. Cabrillo Blvd., Santa Barbara

### REGISTRATION

Register at [www.cai-channelislands.org](http://www.cai-channelislands.org)

Please register by June 10

Fee (includes lunch)

HOA Board Member, Homeowner or Community Manager:

\$47 Member | \$57 Non-member

Business Partners: \$60 Member | \$70 Non-member

*This educational program has been approved for 1 hour of continuing education credit by CAI and CAMICB.*

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## PEST CONTROL

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## RESERVE STUDIES

Association Reserves..... 17

Reserve Studies, Inc. .... 13

## ROOFING

All Climate Roofing & Construction..... 2

Top Armor Roofing, Inc. .... 14

## WATERPROOFING

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## NOTICE OF CREDENTIAL REVOCATION AND MEMBERSHIP EXPULSION

The CAI Board of Trustees has permanently revoked the CAI membership and professional credentials of **Mr. Rivera**, formerly of **Manhattan Pacific Management** and **A Reserve Company**, for violations of the **CAI Professional Manager Code of Ethics**. The specific violations include:

**SECTION #1:** Failure to comply with CAI standards, bylaws, and applicable laws and regulations.

**SECTION #3:** Failure to act in the best interest of the client and misrepresentation of facts for personal benefit.

This action was taken in accordance with CAI's Ethics Enforcement Procedures and Bylaws. Mr. Rivera and the companies noted above are no longer affiliated with CAI in any capacity. Use of CAI membership or credentials by Mr. Rivera or these companies is unauthorized and in violation of CAI policy.



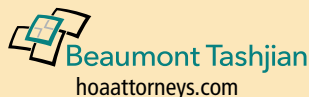
# Thank You!

To all of our sponsors for their support of CAI-Channel Islands Chapter. We greatly appreciate your investment and involvement in the chapter and in the community associations industry. For a full service directory of chapter members, visit [www.cai-channelislands.org](http://www.cai-channelislands.org).

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## 2025 Schedule of Events

### JUNE

- 12 Central Coast Community Faire,**  
4:00 pm, Trilogy Monarch Dunes,  
Nipomo
- 17 Santa Barbara Luncheon,** 11:30 am  
Mar Monte Hotel, Santa Barbara
- 24 Chapter Luncheon,** 11:15 am  
Los Robles Greens, Thousand Oaks

### JULY

— No Chapter Events —

### AUGUST

- 7 Chapter Webinar,** 11 am, Zoom
- 19 Chapter Luncheon,** 11:15 am  
Los Robles Greens, Thousand Oaks
- 21 Central Coast Luncheon,** 11:30 am  
Ventana Grill, Pismo Beach

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