

MULCAHY ANSWERS

for Community Associations

Published by Mulcahy Law Firm, P. C. for clients and friends.

July 2011
Volume 7, Issue 1

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2011 Community Association
Laws**

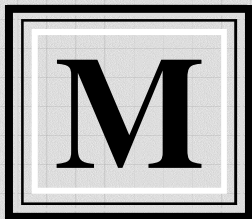
**Free Call in for Questions
Regarding 2011 Community
Association Laws**

**How to Best Handle
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DYK?

*New 2011 Legislative Update
Cheat Sheets Enclosed*



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Six Bills Regarding Community Associations Become Law on July 20, 2011

by Beth Mulcahy, Esq.

Our firm has received numerous calls regarding the new community association bills that will become law on July 20, 2011. The seventh bill, SB1149 becomes law from and after December 31, 2011. There are many questions on these bills that are causing concern. To address those concerns and to clarify and explain the new laws, Mulcahy Law Firm, P.C. will present a seminar on July 20, 2011. We hope you can join us!

Please join us for a seminar to clarify and explain the

***New Community Association Laws
July 20, 2011***

Registration: 9:00 a.m.

Seminar: 9:30 - 10:30 a.m.

Question and Answer: 10:30 - 11:00 a.m.

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Please RSVP by calling 602.241.1093, or sign up on our website.

Q & A!

For New Community Association Laws

The Mulcahy Law Firm, P.C. will also be offering a *free* telephone Q & A regarding the 2011 community association laws. Call between the hours of 1:00 p.m. and 3:00 p.m. on Wednesday, July 20, 2011 to have one question per call answered by one of our attorneys!

Please visit our website located at www.mulcahylawfirm.net

How to Best Handle Harassment of Association Board Members Answers

by Beth Mulcahy

Associations deal with two kinds of disruptive people, those who thrive on conflict and controversy and those who just want to be heard. It may be helpful to understand that the person who thrives on controversy wants a *reaction*. There are some people who just like to argue! Given that fact, board members should know that when dealing with this type of argumentative person, you cannot win. Since he/she scores by upsetting people, the need for responding in a controlled manner that deals with fact and eliminates emotion is crucial. The same approach works well with the homeowner who is upset about how a matter has been handled by the board or a committee. This type of angry owner may calm down if reassured that he will get his turn to speak.

Running the board meeting as a business meeting, in a way that is open, fair, adheres to the agenda, is consistent, follows any rules and procedures established for the association and most importantly follows the Arizona Open Meeting law is critical to help prevent these types of disturbances.

Additionally, an association may want to hold a homeowners' forum prior to starting the business meeting, allowing owners a specific time to speak and lasting a predetermined time wherein homeowners' questions, comments and concerns are heard. Establishing written rules of the forum and clearly stating them and providing them as a handout prior to the forum will set ground rules. For instance, require members only to sign-in to speak, a 2 to 3 minute time limit per speaker and one speaker per established time limit. Establishing an impartial timekeeper with a timer shows fair, consistent and impartial handling of issues. Announce upcoming closure 5 minutes prior to the forum's closure, this lets everyone know the end is coming.

If an abusive owner repeatedly disrupts the meeting, the president should call a recess for the purpose of restoring order. If there is no change, the disruptive person should be asked to leave the meeting. If disruption continues, the president should consider adjourning the meeting. If there is anticipated trouble, the board may want to hire an off duty police officer to attend monthly meetings.

Outside of meetings, abusers may turn to the use of the telephone, email or other telecommunications as instruments by which to harass and intimidate the board. *This type of harassment is potentially unlawful and possibly legally actionable.* If you are being harassed: 1) tell the caller verbally or in writing (keep a copy) to stop calling; 2) keep a journal entry of the date, time and verbiage of calls or encounters; 3) note your verbal or written response; 4) keep all harassing emails. Should board members receive harassing letters or emails, it is important to write a non-threatening return letter demanding that the abusive letter writer cease and desist communication and keep a copy. If necessary, the association's attorney is an excellent resource to bring closure to these types of harassment. Provide the attorney with all written documents and the journal of the time, date and sequence of events.

Lastly, association employees, property managers or contractors may feel the brunt of an abuser's verbal wrath. The board should not tolerate any type of harassment and should keep accurate accounts of such behavior and address those at fault. If there is threat of harm to any person, the police should be called. Unlawful harassment creates an annoyance to other residents and disturbs the peaceful enjoyment of property and community.

Whatever the method of harassment, board members must stay calm and focused on the facts. Practice good communications skills and plan on a standard of reaction that will diffuse volatile situations. State clearly and repeatedly, verbally or in writing, that harassment is unlawful and will not be tolerated. Contact the association attorney or police when necessary.

Answers

The 5 Big Mistakes Boards Make

by Beth Mulcahy, Esq.

Members of community association boards make mistakes. To err is human, but board members have a fiduciary duty to the association and must apply due diligence as they govern the association. Association boards can avoid costly errors by reviewing the following Mulcahy Law Firm, P.C.'s list of the five most common board mistakes:

1. Disregard for Procedure, Rules, Arizona and Federal Law and Association Documents— Community associations and condominiums are governed by a hierarchy of documents and federal and state statutes. In Arizona, the Planned Communities Act, Condominium Act, Corporation Commission and additionally, CC&Rs, bylaws, articles of incorporation, rules and regulations govern associations. The board is responsible for the decisions and actions of the association. If those decisions are improperly carried out or ignored, members of the association or third parties may initiate legal action. It is a well known fact that the majority of all claims are from members of the association. Examples of complaints that may turn into lawsuits are: breach of fiduciary duty, mismanagement of association funds, failure to enforce or follow governing documents, and failure to collect assessments. Board members are volunteers who may embrace the decisions, policies and procedures of previous boards without any thought to the legality of their actions. However, noncompliance and ignorance puts your association at risk and in the worst case scenario, the board can be faced with a lawsuit. It is important to consult with your attorney regarding rules, procedure and using volunteer help.

2. Failure to Listen to the Homeowner – Consider the community at large when making decisions. The vocal few may be loud, but they may not represent the desires of the majority membership, so do research. Board members should take time to listen and gather the facts or form a committee whose purpose is to gather information and present to the board of directors. A working committee can discover how the majority of the community feels regarding an issue.

3. Save Now - Pay Later – It is not uncommon for the board to be lulled into non-action in an effort to save money. Ignoring or deferring maintenance problems, taking the least expensive bid or shopping for the least expensive insurance usually has consequences. If price rather than quality or qualification is the board's consideration when purchasing or contracting for the association, or hiring professionals such as managers, attorneys or service providers, the end result can be less than satisfactory. Better to make a needs based purchase with quality the objective as opposed to cost; it can save you

Share your copy of Answers with your association's board!

The 5 Big Mistakes Boards Make continued

money in the long run and creates a higher standard for your association.

4. Violating Arizona's Open Meeting Law – A.R.S. 33-1804 / Condo A.R.S. 33-1248 requires that all meetings of the association, and the board and all regularly scheduled committee meetings are open to all members of the association (or a designated representative) and that they shall be permitted to speak. Further, associations must give 48 hours notice to the membership of a board meeting. Board members should be mindful that when a quorum of board members are present discussing association business, this constitutes a board meeting. Note: telephone conferencing or video conferencing using software applications such as Skype, in our opinion, complies with Arizona's open meeting statutes.

5. Ignoring Advisors Hired by the Board of Directors
It is important to know when the association should hire professionals (attorneys, insurance agents, accountants manag-

ers, specialists). The volunteer board should not fall into a pattern of using board volunteers for highly specialized work. When the situation requires specialized expertise – hire a professional and then most importantly, consult with and listen to them.

A patent attorney sitting on the board of directors does not have the expertise to handle a case regarding delinquent assessments and bankruptcy. Additionally, capital projects can be especially problematic; it is most important to consult with specialists and a qualified association attorney when working with a building contractor and any type of contract. By utilizing the professionals hired by the association, the board had done its due diligence and protected the association from possible lawsuit, shoddy workmanship and incomplete projects.

Paying attention to the Big 5 sets a standard of excellence within the association which can protect the association against lawsuits.

Answers

MULCAHY LAW FIRM, P.C.

BULLETIN BOARD

First Fridays

Call our firm between
9 - 10 a.m.

on the first Friday of the
month to receive your **free**
consultation regarding
community association law.

July 1, 2011

August 5, 2011

September 2, 2011

October 7, 2011

phone: 602.241.1093

Mulcahy Cheat Sheets©

online at:

www.mulcahylawfirm.net

Cheat Sheets cover
everyday topics to help your
association be successful!

Note:

Remember collecting
all of the necessary data
and possibly sending
contracts to bid takes
time...

now is the time to start
preparing for the 2012
budget!

Beth Mulcahy, founding attorney and partner of the Mulcahy Law Firm, P.C. Beth's legal practice focuses exclusively on the representation of over one thousand (1000) community associations throughout the State of Arizona.

After receiving a Bachelor of Arts degree in Political Science from Marquette University in Milwaukee, Wisconsin, Beth earned her *Juris Doctor* degree from Marquette University Law School where she was on the Dean's List and a member of the Marquette University Law Review. A native of Wisconsin, Beth is licensed to practice law in the State of Wisconsin and the State of Arizona.

As the former editor/author of a weekly question and answer column in The Arizona Republic, Beth addressed hundreds of questions on association governance. In her three years with the paper, she became known for providing information and answers that communicate a clear understanding of the subject matter. Beth's Answers publication and periodic legal seminars on community associations continue to provide education and information for the industry. She has also published articles in Managers Report magazine, Community Association Institute's (CAI) Journal of Community Association Law, Strictly Legal newsletter, Common Ground magazine and Arizona Community Association Journal. Beth is a member of the National and the Central Arizona Chapters of CAI, CAI's prestigious College of Community Association Lawyers and the Arizona Association of Community Managers.

Beth regularly speaks on the topic of community associations for seminars, conferences and workshops at state and national levels. **E-mail: bmulcahy@mulcahylaw.net**

Kristen L. Rosenbeck, partner, graduated from Valparaiso University with a Bachelor of Arts degree in. Kristen graduated in the top third of her law class receiving her *Juris Doctor* degree from Marquette University in Milwaukee, Wisconsin in 2001. She maintains licenses to practice law in both the State of Wisconsin and the State of Arizona.

Kristen's legal practice focuses on the interpretation and enforcement of association documents and guidance on state and federal laws.

Kristen regularly authors the column "Strictly Legal" in Community Association Institute's (CAI) national publication Community Manager. She has written articles for the national publication HOA Leader and for CAI's national publication, Common Ground. Kristen regularly teaches classes for community associations, the Arizona Association of Community Managers, municipalities and local organizations.

Kristen is a member of the National and the Central Arizona Chapter of CAI and Arizona Association of Community Managers. Kristen sits on the AACM Educational Committee and assists in the development of course material and curriculum. **E-mail: krosenbeck@mulcahylaw.net**

Erin E. McManis graduated *cum laude* with a Bachelor of Arts Degree in Political Science from Truman State University, Kirksville, Missouri. She received her *Juris Doctorate*, *cum laude*, from Creighton University School of Law where she was on the Dean's List and received the prestigious CALI Award for the highest grade in Pre-Trial Litigation.

Erin was a Deputy County Attorney with the Maricopa County Attorney's Office prior to joining Mulcahy Law Firm, P.C. In this capacity, Erin conducted numerous bench and jury trials in the Maricopa County Courts. Erin is licensed to practice law in the State of Arizona.

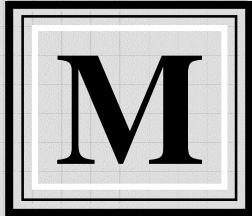
Erin is an associate attorney with Mulcahy Law Firm, P.C. and her practice focuses on the representation of community associations with an emphasis on litigation, enforcement of restrictive covenants and collection of delinquent assessments. **E-mail: emcmanis@mulcahylaw.net**

Answers is not intended to offer specific legal advice or responses to individual circumstances or problems. If legal advice is required, please consult individually with the Mulcahy Law Firm, P.C.

Questions may be directed to Beth Mulcahy, Esq.

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Register online at: www.mulcahylawfirm.net or call our office.

ANSWERS for Community Associations

MULCAHY LAW FIRM, P.C.

Did You Know?

MULCAHY LAW FIRM, P. C.

10 Tips for Community Association Service

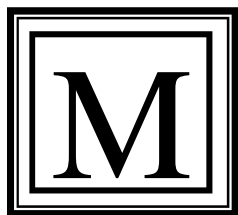
It is important to keep in mind that a community associations' service functions are performed for and by the membership under the control of the board of directors. The most successful association boards and community association managers place a priority on knowledge and service.

1. Place the need for continuity in management and fair application of the rules and regulations at the top of the list.
2. Adhere to good policy, goals and procedures.
3. Seek professional advice and counsel from well qualified professionals.
4. The board should set the example of high ethics and moral behavior.
5. Create a computerized volunteer database where residents are invited to register their availability and areas of interest.
6. Establish a comprehensive monthly (or as needed) new resident orientation program.
7. Establish a set of recurring, seasonal, community-wide events such as annual holiday party, Easter egg hunt, New Year's Eve party, St. Patrick's Day party, 4th of July picnic or Halloween party.
8. Engage young people in community service, internships and mentoring assignments.
9. Create a rich variety of recreational opportunities.
10. Host frequent, informal social events designed to help newcomers meet neighbors and form new friendships.

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2011 Legislative Update

SB 1148

SB 1326

HB 2717

HB 2245

Sheet 1 of 2

MULCAHY Community Association Cheat Sheet®

BRINGING ANSWERS
TO COMMUNITY
ASSOCIATIONS

This publication discusses significant points of law as they apply to community associations and is not intended to offer specific legal advice or responses to individual circumstances or problems.

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July, 2011

2011 ARIZONA LEGISLATIVE UPDATE REGARDING COMMUNITY ASSOCIATIONS

The 2011 Arizona legislative session (50th Legislature, First Regular Session) was the most active session for bills regarding the community association industry in years. This year, the Arizona legislature adjourned with Governor Brewer signing seven bills pertaining to community associations. These seven bills have been summarized on two Mulcahy Cheat Sheets.

**Six of these bills will become law on July 20, 2011;
SB1149 will become law from and after December 31, 2011.**

SUMMARY OF SENATE BILL 1148

Alternative Dispute Process:

SB1148 amends A.R.S. Sections 41-2141, 41-2198.02, 41-2198.04 and re-enacts an alternative dispute process for planned communities, condominiums and owners, which was previously declared unconstitutional.

SB1148 will allow the Department of Fire, Building and Life Safety, through its Hearing Officer Function, to apply and enforce statutes governing condominiums and planned communities, as well as interpret the governing documents of condominiums and planned communities as they relate to disputes between consumers (i.e. owners) and associations.

Unlike the prior law regarding this matter, any order issued by the administrative law judge is now subject to judicial review.

SUMMARY OF SENATE BILL 1326

SB1326 applies to condominiums and planned communities and amends A.R.S. Sections 33-1261 and 33-1808.

SB1326 modifies the way that condominiums and planned communities can regulate the display of flags, by restricting condominiums and planned communities from prohibiting the display of the Gadsden Flag ("Don't Tread On Me").

SB1326 also allows planned communities to limit the number of flags to two (2) flags being displayed at once and restricts the height of the flagpole to no more than the height of the rooftop of the member's home, but shall not prohibit the installation of a flagpole in the front yard or back yard of the member's property.

SUMMARY OF HOUSE BILL 2717

HB2717 applies to planned communities and condominiums and amends A.R.S. Sections 33-1261 and 33-1808

HB2717 states that notwithstanding any provision in the association's documents, an association shall not prohibit or charge a fee for the use or placement of the indoor or outdoor display of a "for sale" sign and sign rider by a unit/lot owner on that owner's property, including a sign that indicates the unit/lot owner is offering the property "for sale by owner."

HB2717 also forfeits and extinguishes an association's lien rights as authorized under Sections 33-1256/33-1807 against that unit/lot for a period of six (6) consecutive months from the date of the violation if an association or managing agent violates an owner's right to have the following:

1. Temporary open house signs or a unit/lot owner's for sale sign on that owner's property. The association shall not require the use of particular signs indicating an open house or real property for sale and may not further regulate the use of temporary open house or for sale signs that are industry standard size and that are owned or used by the seller or the seller's agent.

2. Open house hours. The association may not limit the hours for an open house for real estate that is for sale or lease in the condominium or planned community, except that the association may prohibit an open house being held before 8:00 a.m. or after 6:00 p.m. and may prohibit open house signs on the common elements of the condominium or common areas of the planned community.

continued

SUMMARY OF HOUSE BILL 2717 *CONTINUED*

3. An owner's or an owner's agent's for lease sign on that owner's property unless an association's documents prohibit or restrict leasing of a lot/unit or lots/units. An association shall not further regulate a for lease sign or require the use of a particular for lease sign other than the for lease sign shall not be any larger than the industry standard size sign of eighteen by twenty-four inches and on or in the unit owner's property. If leasing of a unit/lot is allowed, the association may prohibit open house leasing being held before 8:00 a.m. or after 6:00 p.m.

SUMMARY OF HOUSE BILL 2245

HB2245 applies to planned communities and condominiums and amends A.R.S. Sections 33-1248 and 33-1804.

HB2245 permits owners attending a meeting to tape and/or video record open board meetings, subject to reasonable rules and regulations adopted by the board.

It is recommended that associations adopt reasonable rules and regulations regarding a homeowners' ability to tape or video record open board meetings. In order to effectuate a smooth transition, it is suggested that associations adopt and publicize the rules and regulations prior to July 20, 2011.

In order to assist associations, the following proposed list of rules and regulations has been developed:

- Any owner intending to tape or video record a meeting must first provide the association written notice 24 hours prior to the start of the meeting;
- In order to prevent interruptions, all recording equipment must be in position 15 minutes prior to the start of the meeting;
- Any recording equipment must not produce sound or distracting light emissions;
- All owners utilizing recording equipment must set up the recording equipment in the place designated by the association;
- All recording equipment is the responsibility of the owner, the association is not obligated to provide equipment;
- If any recording equipment fails, the association will not stop the meeting while the equipment is reset;
- Any owner recording a meeting must provide the association an unabridged copy of the recording within ten (10) days after the meeting;
- Any recording shall not be disseminated to members outside of the association without the written consent of the board;
- No recording of a meeting shall be posted, or otherwise made available on the internet, without the written consent of the board; and
- A non-member is prohibited from recording the meeting without the prior written request and approval by the board.

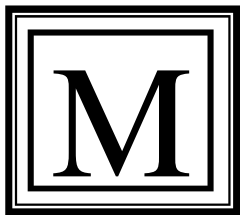
Additionally, it is the firm's opinion that an association can require a homeowner to sign an acknowledgement form prior to recording a meeting which would acknowledge the following:

- A recording of a meeting is not the official record of the meeting, the approved meeting minutes are the official record of the meeting;
- The association does not make any representations as to the authenticity of the recording;
- Any recording shall not be disseminated to members outside of the association without the written consent of the board; and
- All rules and regulations adopted by the association will be adhered to during the recording of the meeting.

Also, in addition to permitting homeowners to tape and video record meetings, the association might also consider recording all meetings and then providing a copy to members for a fee.

Sheet 1 of 2

2011 Community Association Bills HB2609, SB1540, SB1149
can be found on 2011 Legislative Update Mulcahy Cheat Sheet 2



2011 Legislative Update

HB 2609
SB 1540
SB 1149

Sheet 2 of 2

Six of these bills will become law on
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SB1149 from and after
December 31, 2011.

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July, 2011

SUMMARY OF HOUSE BILL 2609

HB2609 applies to planned communities and condominiums and amends A.R.S. Sections 33-1248, 33-1261, 33-1804 and 33-1808.

For Sale and For Rent Signs:

HB2609 will restrict condominiums and planned communities from prohibiting or charging a fee for the use or placement of commercially produced "For Rent" and "For Lease" signs that are in compliance with industry standards. This bill would penalize associations for violations of this section by extinguishing their lien rights for six (6) consecutive months after the date of the violation. An association may prohibit the use of signs that are not commercially produced.

Open Meeting Law:

HB2609 also amends the Arizona Open Meeting law by:

- requiring that all regularly scheduled committee meetings be open to all members;
- requiring association boards to permit members to speak once after the board has discussed a specific agenda item at an open board meeting but before the board takes formal action on that item in addition to other opportunities to speak;
- expanding the items that may be addressed in closed (executive) session to include discussion of a unit/lot owner's appeal of any violation cited or penalty imposed by the association, unless the owner specifically requests that the issue be discussed in open meeting;
- notwithstanding any provisions in the governing documents for board meetings,
 1. the agenda shall be available to all owners attending any meeting;
 2. an emergency meeting may be called to discuss business or take action that cannot be delayed until the next regularly scheduled board meeting, but the reasons for the emergency meeting must be included in the meeting minutes and the meeting minutes must be read and approved at the next regular board meeting;
 3. a quorum of the board may meet by telephone conference if there is a speaker phone available in the meeting room that allows board members and unit/lot owners to hear all parties who are speaking during the meeting;
 4. any quorum of the board that meets informally to discuss association business, including workshops, must comply with open meeting and notice provisions, regardless of whether any action is taken; and
 5. interpretation of this statute is to be construed in favor of open meetings.

Political Signs:

For planned communities only amending A.R.S. Section 33-1808.

HB2609 states that an association may prohibit the display of political signs earlier than 71 days before the day of an election and later than three (3) days after an election day. An association may regulate the size and number of political signs that may be placed on a member's property if the association's regulation conforms to any applicable city, town or county ordinance that regulates the size and number of political signs on residential property. If the city, town or county in which the property is located does not regulate the size and number of political signs on residential property, the association shall not limit the number of political signs, except that the maximum aggregate total dimensions of all political signs on a member's property shall not exceed 9 square feet. This subsection applies only to a commercially produced sign and an association may prohibit the use of signs that are not commercially produced.

SUMMARY OF SENATE BILL 1540

SB1540 applies to condominiums and planned communities.

SB1540 amends A.R.S. Section 16-1019 by making it a class 2 misdemeanor to knowingly remove, alter or deface any political printed materials of a candidate that are hand-delivered to a residence for the period commencing 45 days before a primary and ending seven (7) days after the general election.

SB1540 also amends A.R.S. Sections 33-1261 and 33-1808.

continued

SUMMARY OF SENATE BILL 1540 CONTINUED

SB1540 prohibits condominiums and planned communities from restricting door-to-door political activities, except that the association may: (1) prohibit/restrict door-to-door activity regarding candidate and ballot issues between sunset to sunrise; (2) require prominent display of identification for those persons engaging in the door-to-door activities and prominent display of the candidate or issue they are supporting or opposing; (3) restrict activities on its common elements, other than roadways and sidewalks that are normally open to visitors.

Associations are further restricted from making regulations regarding the number of candidates, public officers and propositions supported or opposed on a political sign.

Finally, associations are prohibited from requiring political signs to be commercially or professionally manufactured and may not prohibit the utilization of both sides of a political sign.

SUMMARY OF SENATE BILL 1149

SB1149 applies to condominiums and planned communities.

Associations Have Ten Days to Provide Statement to Owner Upon Request:

SB1149 amends A.R.S. Sections 33-1256 and 33-1807 by reducing the number of days the association has to provide a statement of assessments upon written request from an owner, lien holder or escrow agent from fifteen (15) to ten (10) days. Failure to provide the statement within ten (10) days would result in the association's lien for unpaid assessments being extinguished.

Delivery of Resale Disclosure Fee:

SB1149 amends A.R.S. Sections 33-1260 and 33-1806 by permitting the association to deliver the resale disclosure statement, in either paper or electronic format, to either the purchaser or the purchaser's authorized agent. However, **SB1149** fails to specify which party (association or purchaser) has the authority to decide whether the statement will be delivered in paper or electronic format; and whether the statement will be delivered to the purchaser or the purchaser's authorized agent.

Cap on Resale Disclosure Fee, Rush Fee and Document Update Fee:

SB1149 amends A.R.S. Sections 33-1260 and 33-1806 by placing a cap on the resale disclosure fee at an aggregate of \$400. In addition, the association may charge a rush fee of no more than \$100 if the rush services are required within 72 hours of the request. Finally, the association may charge a document update fee of no more than \$50 if at least 30 days have passed since the date of the original disclosure statement or documents were delivered.

It is important to note that associations cannot charge \$400 for the resale disclosure fee if the fee on January 1, 2010 was less than \$400 except the fee can increase up to 20% per year to the cap of \$400.

These fees shall be collected no earlier than at the close of escrow and may only be charged once to a unit/lot owner for that transaction between the parties. An association that charges or collects fees in violation of Sections 33-1260 and 33-1806 would be subject to a civil penalty of no more than \$1,200.

Additional Documents Required for Disclosure Statement:

SB1149 amends A.R.S. Sections 33-1260 and 33-1806 and requires the following additional documents to be included in the disclosure statement: (1) a statement summarizing any pending lawsuits, except those relating to the collection of assessments owed by unit/lot owners other than the selling unit/lot owner, in which the association is a named party, including the amount of any money claimed.

Prohibition of Fee for the Use/Placement of For Sale Signs:

SB1149 will amend A.R.S. Sections 33-1261 and 33-1808 by prohibiting associations from charging a fee for the use/placement of for sale signs and would penalize associations for charging such fee by forfeiting the association's lien rights for 6 consecutive months after the date of violation.

Effective Date:

SB1149 This act is effective from and after December 31, 2011.

Sheet 2 of 2

2011 Arizona Community Association Bills SB1148, SB1326, HB2717,
HB2245 can be found on 2011 Legislative Update Mulcahy Cheat Sheet 1