This issue of *Community Trends®* is devoted to the writings of members of the Legislative Action Committee. When I asked for volunteer authors, a universal question came back: “Do I have to write about pending legislation?” (Of course, this led me to wonder if working on bills month-after-month was taking an intellectual or spiritual toll on LAC members). My response was “no,” and the articles included in this issue reflect the depth and breadth of our members’ thoughts and their unique perspectives. Each article shares the experience and insight of each author and, importantly, reflects an awareness of the constantly changing issues that CAI members face. In his article about the MSA, Michael Pesce, PCAM, identifies five (5) of the revisions which the LAC believes is necessary. LAC intends to pursue amendments to the MSA so that homes in private communities may receive services (or reimbursement) to the full extent of other homes in the same municipality in accordance with the law. If your personal experiences have raised additional concerns about the interpretation or enforcement of the MSA, we would like to hear from you so we may address them in our efforts to revise the law.

Our articles take you from a critique of a 25-year-old law to the other end of the timeline — recently proposed legislation to respond to the problems which abandoned homes, and those under foreclosure, create for a community. If you have followed the “Legislative Updates” in *Community Trends®* or attended our programs this year, you know that these bills are intended to alleviate the burden placed upon communities by these homes. An unfortunate statistic is that New Jersey has the nation’s fourth highest foreclosure rate, with a filing on one in every 594 housing units. Thomas C. Martin, Esq. discusses the “zombie foreclosures” that can and do drag on for years, depriving the association of the fees owed by the owners being foreclosed upon. Tom updates you on Assembly Bill A3793 (Senate Bill S3545) which has been proposed to expedite foreclosures in the State.

We turn to an article by Paul Leodori, Esq., on the New Jersey Nonprofit Corporation Act. Your initial reaction might be that the Act is just another law (among many) buried in the statute books that doesn’t warrant the attention or reliance of other laws governing common interest communities, such as the New Jersey Condominium Act. But anyone who has read the law, which is relatively brief, will be surprised by the power and authority that the Act gives to associations and their boards. The Act’s provisions often afford welcome relief to associations (and their legal counsel) where the governing documents of the community association offer no authority to resolve dilemmas.

As we head towards December, Carol Koransky, CPA, MBA discusses the audit process and the conundrum it poses to associations. For boards and their managing agents already with full schedules and workloads, the audit process is an additional time-sensitive obligation which requires organizing the books and records of the community association. For boards and their managing agents already with full schedules and workloads, the audit process is an additional time-sensitive obligation which requires organizing the books and records of the community association. And often troublesome, issues associations face involving service or emotional support animals. Associations with “no pets” policies question how and why boards can be compelled to allow assistance animals to reside in the units of residents. Steve Koransky examines the statutory background, which compels associations to allow exceptions to its pet policies to permit residents with physical

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the value of INTEGRA Management Corp. is an independent professional management firm specializing in New Jersey’s common-interest realty associations for more than 25 years. We enjoy a reputation for adding significant value to each and every engagement through best-in-class professional services, industry-leading expertise, centralized resources and a focus on organization and cost-efficiency.

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Ronald L. Perl, Esq. and Jonathan H. Katz, Esq. provide a discussion of this recent decision, which includes an analysis of pre-existing case law, and its significance relative to community association operations.

I hope you enjoy this month’s issue of Community Trends®, and share the enthusiasm of my fellow LAC members in bringing this issue to you. Always feel free to bring to our attention your thoughts on pending or future legislation or ways that LAC may better serve you and the community associations in which you live or serve.

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LEGISLATIVE UPDATE...from page 4.

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