

ANNOUNCEMENT
ORIENTATION FOR VIRGINIA PROPERTY OWNER ASSOCIATION MEMBERS
December 8, 2007

The Property Owner Associations of Virginia (POAVA) is conducting a seminar for the Officers, Directors, Owners, or anyone interested in common interest communities, including Condominiums and HOAs. POAVA is a state wide organization supporting Property Owner Associations dedicated to the welfare of and service to Property Owner Associations throughout Virginia. This seminar is being conducted as a public service to community associations with financial assistance from the Virginia Real Estate Board and is provided at **no charge to attendees**. Its purpose is to orient Officers, Directors and Owners on the increasing dynamics and complexities of common interest living (Condominiums and HOAs), on their legal requirements and on the management and operating aspects of such organizations.

Discussion topics will include: • association documents • roles and responsibilities of board members • reserves and reserve studies • board and committee meeting requirements • enforcing Association rules • maintaining association amenities (roads, dams, etc). This seminar is interactive with attendees.

Speakers will include POAVA President, William A. Marr, Jr., an attorney whose practice includes representing condominium and property owner associations throughout the Commonwealth of Virginia, Clarence Kunstmann, POAVA Board Member, who will address financial/budget issues and Cynthia Schrier, Common Interest Community Association Liaison for common interest communities for the Virginia Department of Professional and Occupational Regulation. The Liaison will address the Commonwealth of Virginia's involvement with these communities.

These associations are usually non-stock organizations established in accordance with the Code of Virginia to manage real estate subdivisions on behalf of lot owners, particularly when ownership of common properties and amenities such as pools, roads, clubhouses, lakes, etc., are involved. They basically operate in accordance with recorded declarations, covenants and restrictions. Associations are funded by annual assessments imposed on lot owners, who are mandatory members of the association. They generally operate in accordance with the Virginia Non-Stock Corporation Act, and either the Property Owners' Association Act or the Condominium Act of Virginia. There are a significant number of associations throughout Central Virginia. This type of development has become very popular and appealing in the past twenty years. Because of legal procedural requirements, Officers, Directors and Owners should be knowledgeable about the laws and requirements.

Anyone interested in common interest communities (Condominiums and HOAs) is cordially invited to attend this seminar at **no charge**. It will be held on Saturday morning, December 8, 2007 between 9:00 a.m. and 1:00 p.m. at the Clubhouse of Lake Monticello Owners Association, 41 Ashlawn Boulevard, Palmyra, Virginia 22963. (Seminar materials will be provided and refreshments will be served).

This seminar is made possible with financial assistance from the Virginia Real Estate Board.

Attendees are requested to register no later than Wednesday, December 5th by calling POAVA, c/o Wanda J. Cushman, Treasurer, IACT, telephone number (540) 582-6444 or go to www.poava.org, click on the News link, click on Register on line link, fill out the requested information and click Submit Registration at the bottom.

Directions from Charlottesville: Take I-64 East to Exit 129, take a right on S616, right on S600, and a right on S618 to the main gate on left. Directions from Richmond: Take I-64 West to Exit 136, go South on US15, take a right on S616, left on S600, a right on S618 to the main gate on left.