

Connect

MAGAZINE

2026: ISSUE ONE • THE PUBLICATION OF CAI-GREATER INLAND EMPIRE



STRONGER TOGETHER
LEADING THE CHAPTER INTO 2026
MEMBERSHIP DIRECTORY



Get to know us:



Kenneth Yi
kyi@myprovident.com
(951) 897-4638



Carlos Valenzuela
cvalenzuela@myprovident.com
(951) 836-0877



Tyler Julian
tjulian@myprovident.com
(714) 496-0641

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Edgar Lagunas, FirstService Residential

Danielle Lampreda, Equity Management & Realty Services

CHAPTER STAFF

Executive Director

Erica Tenney, CMCA, AMS

Administrative Assistant

Elda Pfitzinger

MAGAZINE DESIGN

Sean Floody Designs

CONTACT

Advertising, Articles or Correspondence

CAI-Greater Inland Empire Chapter Headquarters
900 South Main St, Ste 110, Corona, CA 92882
(951) 784-8613 • info@cai-grie.org • cai-grie.org

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The CAI-Greater Inland Empire (GRIE) Chapter hosts educational, business and social events that provide the Chapter's Business Partners various opportunities to promote their companies' products and services to Community Association owners and managers serving the Community Association Industry. It is expected that all participants in Chapter events – whether they be educational, business or social – will conduct themselves in a professional manner representative of their business or service organization so as not to detract from the experience of others seeking to benefit from their membership in the Chapter. **For more information, visit cai-grie.org**

EXECUTIVE DIRECTOR



Erica Tenney, CMCA, AMS
 900 South Main St, Ste 110
 Corona, CA 92882
 (951) 784-8613
 ExecutiveDirector@cai-grie.org

ADMINISTRATIVE ASSISTANT



Elda Pfitzinger
 900 South Main St, Ste 110
 Corona, CA 92882
 (951) 784-8613
 elda@cai-grie.org

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Can it really be 2026 already? 2025 seemed to fly by, but before we turn the page, I would like to pause and, on behalf of the Board of Directors and our entire chapter, extend our sincere thanks to our Past President, Greg Borzilleri.

Greg set ambitious goals and led with vision and determination—propelling our chapter to levels of success we had not seen in many years. Under his leadership, the Inland Empire truly did strike back. Thank you, Greg, for your commitment, passion, and lasting impact on CAI-GRIE.

I am truly honored to serve as your 2026 President, and I am confident that—with the strength of our dedicated volunteers—this will be a phenomenal year. We kicked off 2026 with our Committee Kick-Off Breakfast on January 7, welcoming more than 80 chapter members. That level of engagement is a strong indicator that we are already off to a great start.

This year's theme, “Stronger Together, Leading with Purpose,” reflects how we will move forward as a chapter community. With that guiding principle, I am pleased to share our 2026 Chapter Goals:

Membership Growth and Retention

- 800 total members
- 92% retention rate

Financial Stewardship

- Achieve a 10% net profit margin

Value and Education

- Deliver 10 high-value educational opportunities
- Celebrate new members and designation achievements

Leadership Development

- Launch and grow the Future Leaders Program
- Celebrate professional designations quarterly

Advocacy and Visibility

- Increase CLAC contributions
- Expand grassroots advocacy efforts
- Increase social media presence and overall chapter visibility

These goals are clear, measurable, and—most importantly—achievable with the continued involvement and support of our members.

Our chapter is more than an organization; it is a community. And like the communities we serve, our strength comes from connection, collaboration, and a shared vision. I encourage you to engage fully this year—attend events, volunteer, mentor others, and share your ideas.

By standing side by side, we will grow stronger together. By leading with purpose, we will create lasting impact. Thank you for your commitment, your energy, and your passion. I am excited for all that we will accomplish—together.

With gratitude and appreciation,

Lana Hamadej, PCAM
2026 CAI-GRIE Chapter President



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Beware the Recall Election Trap: When the Ballot Package “Campaigns,” the Other Side Gets a Turn Too!

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**THOMAS GUARNERI
REUBEN KIM, ESQ.**



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INSIGHT CORNER

**DANIELLE LAMPREDA, CMCA, AMS, PCAM
A.J. JAHANIAN, ESQ.
SEAN ERIK ANDERSEN, PRA, RS**

BEWARE THE RECALL ELECTION TRAP:

WHEN THE BALLOT PACKAGE “CAMPAIGNS,” THE OTHER SIDE GETS A TURN TOO!

BY: DANIEL C. HEATON, ESQ.,
DENICHILO LAW, APC



Recall elections are rarely polite. They are emotional, personal, and often fueled by the belief that “the ends justify the means.” In *Arroyo v. Pacific Ridge Neighborhood HOA*, the Fourth District Court of Appeal delivered a pointed reminder that election shortcuts, even well-intended ones, can turn a recall into litigation bait.

The takeaway is simple: once an association’s official election mailing carries advocacy for one side, whether the association shares that position or not, the law requires that equal access also be provided for other viewpoints.

The Setup: **How a Routine Recall Went Sideways**

An association mailed out its recall election materials. The packet included the required notices and ballot instructions, but also included something extra: a short, written statement from a replacement candidate that was plainly designed to persuade members to vote for him.

When the sitting director who was the target of the recall asked the inspector of elections to include her response opposing the recall in the same mailing, the request was denied. The inspector took the position that the election rules only permitted “candidate statements” to be included and that the director facing recall was not a “candidate.”

The recall passed by a landslide. Out of 375 ballots, 369 favored removal. But even that overwhelming margin did not ultimately save the election.

The Legal Trigger: **Association Media and Equal Access**

The Court focused on Civil Code § 5105, which requires that election rules:

Ensure that if any candidate or member advocating a point of view is provided access to association media, newsletters, or internet websites during a campaign, for purposes that are reasonably related to that election, equal access shall be provided to all candidates and members advocating a point of view, including those not endorsed by the board, for purposes that are reasonably related to the election....

The Court rejected the idea that “association media” is limited to newsletters or websites. Instead, it held that the official recall notice

and ballot instructions, when combined with a candidate’s persuasive statement, also constituted association media because the materials were distributed under the association’s authority and used to circulate advocacy during the campaign.

Two points from the decision to keep in mind:

- **The trigger is access, not authorship.** It does not matter whether the advocacy was written by the board, a candidate, or a member. If the association’s official distribution channel is used to circulate campaign messaging, the equal-access rule applies.
- **Election rules cannot define the statute away.** The association’s election rules attempted to limit statements to “candidates.” That internal definition failed once the association allowed advocacy into its official mailing because then the Civil Code’s equal access provision controlled.

Meaning, once an association opens the door, it is required to keep it open for everybody.

Yes, Even the Director Being Recalled Gets a Voice

The Court's ruling confirms that a director facing recall is still entitled to equal access when the association distributes campaign messaging that can reasonably be interpreted as favoring removal.

The Court emphasized that the candidate's testimonial had "no other purpose" than persuasion. Once that message was included with the formal mailing, the association was required to provide the director being recalled the same opportunity to communicate her opposing viewpoint through that same channel.

Does the Failure to Provide Equal Access Void the Recall?

Not automatically, but close enough to keep legal counsel up at night.

Under Civil Code § 5145(a), once a member establishes that election procedures were not followed, the court must void the election unless the association proves, by a preponderance of the evidence, that the violation did not affect the outcome. The court is required to issue written findings supporting that conclusion.

The Court of Appeal sent the case back to the trial court to apply the above standard and determine the impact that the violation had on the outcome.

Translation: Even a 369 to 6 landslide is not a free pass. At that point, the association is no longer arguing the law; it is fighting an additional costly battle to try to prove a negative.

What Boards and Managers Should Do Differently

1. Keep the Official Ballot Package Neutral (or Accept Equal-Access Obligations)

The cleanest approach is to limit the distributed election materials to the ballot, instructions, and any legally required notices. Once advocacy is added, even in a "short statement," the equal-access obligations attach and there is an easier opportunity to challenge the election.

2. If Statements Are Included, Run a Fair System

If the association decides to include statements with the ballot, the process must be neutral and consistent:

- Equal word limits
- Identical formatting
- Uniform deadlines
- Identical distribution method

In Arroyo, the inspector's rule that only "candidates" could include statements backfired and was deemed to be selective inclusion once the materials were used for advocacy during the recall.

3. Train Everyone (Including Inspectors) on the Rule That Prevents Most Lawsuits

If the association's name, letterhead, or distribution resources are being used to deliver campaign messaging, assume Section 5105's equal-access rule applies. The Court emphasized that the candidate's testimonial had "no other purpose" than persuasion.

4. Call Counsel Early When Recalls Turn Political (As They Often Do!)

The legal exposure in Arroyo came from decisions about what to include with official election materials well before the ballots went out. Equal access and media neutrality can be handled with proper advanced review. However, once the ballots are mailed, the easy fixes disappear, and you may be left managing risk instead of preventing it.

The Bigger Picture

The decision in Arroyo is not about suppressing speech. It is about controlling the channels through which speech is delivered. Boards lose neutrality when official association machinery is only used to help one side speak. Once that happens, the law insists on creating balance, regardless of what the board thinks of the underlying message.



Daniel C. Heaton, Esq. is a Senior Associate at DeNichilo Law, APC, serving as corporate and litigation counsel for community and commercial associations throughout California.

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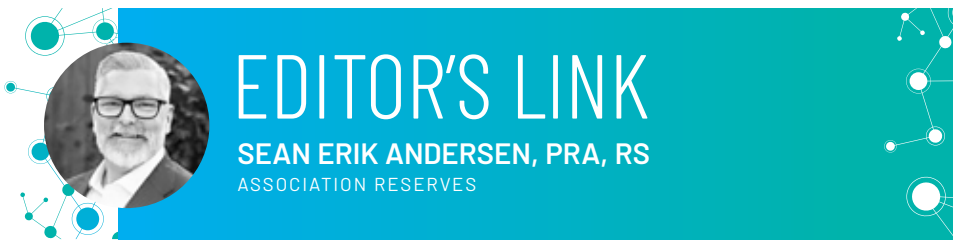
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It is my privilege to introduce the first issue of Connect for 2026. As we begin this new year, I am impressed with how much strength exists in this Chapter and am excited that we are moving forward together.

Our theme for this year is “Stronger Together, Leading with Purpose” and that is near and dear to my heart. It reflects the responsibility we carry as professionals serving community associations.

In this issue, you’ll hear from our Executive Director, Erica Tenney, whose message centers on leadership as empowerment, the idea that we rise by lifting others. Our Chapter President, Lana Hamadej, outlines clear and measurable 2026 goals focused on membership growth, financial stewardship, education, advocacy, and leadership development. Together, their perspectives set both the tone and direction for the year ahead.

Education remains central to our mission. In January, our luncheon provided an update on AB 1572 and non-functional turf compliance, equipping boards and managers with guidance on planning, budgeting, and meeting the 2029 deadline. February’s program, The Calm in the Storm, addressed de-escalation strategies in community governance. It offered actionable tools for managing conflict, setting boundaries, and protecting both professionalism and well-being.

Our Insight Corner contributors continue to focus on leading with purpose. I share planning strategies to align Reserve Studies with the annual budgeting process. AJ Jahanian highlights the importance of reviewing expiring CC&Rs and outdated governing documents before they create operational risk. Danielle Lampreda offers a powerful reminder: consistent communication builds trust, even when solutions take time.

Beyond education, this issue reflects the energy already building in 2026. More than 80 members joined us for the Committee Kick-Off Breakfast, an incredible turnout. Our Outreach Committee hosted a Cedars Sinai blood drive and our first Skyline Trail hike, initiatives that reflect both service to others and care for one another.

For 35 years, this Chapter has been sustained by professionals who invest their time, expertise, and leadership into something greater than themselves. I am grateful to be part of that legacy, and grateful for each of you who continues to engage and contribute.

Here is to a strong 2026!

Sean Erik Andersen, PRA, RS
Committee Chair and Co-Editor in Chief

MAKE SURE YOU RECEIVE CAI-GRIE EMAIL UPDATES

SEND YOUR EMAIL ADDRESS TO THE CAI-GRIE CHAPTER OFFICE AT INFO@CAI-GRIE.ORG

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CAI-GRIE EVENT RECAPS

2026 COMMITTEE KICK-OFF BREAKFAST

On January 7th, at Circle City Center, CAI GRIE had a fantastic kick-off breakfast. The room was buzzing at the committee kick-off breakfast for the year. A packed house of potential volunteers was inspired after hearing the goals and vision of for the CAI GRIE in 2026.

Each committee was introduced, and based on interest and experience, CAI partners sought out more information on each opportunity. As always, great connections were made and the best of the best have aligned their skill sets with like-minded committee members. Be on the lookout for great events, communications and much more in 2026.



OUTREACH HIKE AT SKYLINE TRAIL

On January 10, a group of 15 members joined us for our very first Outreach Hike at Skyline Trail in Corona. This event was intentionally designed to support and encourage mental wellness within our industry, because we know how easy it is to put self-care on the back burner.

Spending time outdoors, staying active, and taking a moment to reset with peers provided a refreshing and much-needed mental break. It was a great reminder that taking care of yourself is not a luxury, it's essential.

Thank you to everyone who joined us and made this first hike such a positive and meaningful experience. We look forward to many more opportunities to connect, recharge, and support one another.

CAI-GRIE BLOOD DRIVE

Approximately 15 incredible members came out in Corona to participate in our recent Blood Drive hosted on the Cedars Sinai mobile donation bus. It was truly inspiring to see our community come together with one shared goal, helping save lives.

Each donation has the potential to impact multiple people, and thanks to your generosity, many lives will be touched. As a small thank-you, donors were treated to their choice of a Starbucks gift card for a caffeine boost or an In-N-Out gift card for a well-deserved meal, courtesy of Cedars Sinai.

Thank you to everyone who rolled up their sleeves and made a difference. Your compassion and commitment to giving back are what make CAI-GRIE so special.

JANUARY LUNCHEON - AB 1572 WATER MANAGEMENT UPDATE

CAI GRIE members gathered in January for an informative and highly practical luncheon focused on AB 1572 compliance and non-functional turf conversion strategies for community associations. The program featured a knowledgeable panel of regional experts, including Michele Campbell (Riverside Public Utilities); Yolanda Vejar and Giovanni Rodriguez (Rancho Water District); Ty Jaglowski (Environmental Concepts Landscape Management); and Gabe Ponce (Precision Landscape Solutions).

The panel walked attendees through the full turf conversion process, sharing real-world case studies, projected water savings, maintenance cost impacts, and step-by-step guidance on securing rebates through the SoCal WaterSmart program. Speakers also clarified regulatory expectations and timelines, emphasizing the January 1, 2029 deadline for HOA non-functional turf compliance.

The discussion equipped community managers and board members with clear direction on planning, budgeting, and executing conversions, while highlighting available resources and agency support to help streamline implementation. As water policy continues to shape landscape management across our region, this session provided timely tools to help members stay informed, compliant, and proactive.

FEBRUARY LUNCHEON - THE CALM IN THE STORM: MASTERING DE-ESCALATION IN COMMON INTEREST DEVELOPMENTS

In an era marked by rising incivility and diminished empathy, a multidisciplinary panel of legal and industry experts met on February 11 to help CAI members navigate the increasingly complex landscape of HOA governance. Led by general counsel and joined by a community manager and board member, the session explored the root causes of homeowner conflict while equipping attendees with practical de-escalation strategies.

The panel shared real-world guidance on turning heated communications into productive dialogue through active listening, clear expectations, and transparent boundaries. Legal considerations were also addressed, including the thresholds for harassment and defamation, along with strategies for managing disruptive meetings and aggressive document requests while maintaining professionalism and protecting free speech.

Key Takeaways

- **Lead with empathy:** Acknowledge concerns before addressing facts.
- **Set clear boundaries:** Establish expectations for homeowner interactions with staff and board members.
- **Offer solutions:** Redirect conflict by presenting choices rather than simply saying “no.”
- **Know the legal line:** Understand when conduct crosses into harassment or defamation.
- **Document everything:** Maintain clear records of contentious interactions and document requests.

The Outreach Committee also hosted a food and blanket drive for the San Bernardino City Animal Shelter. Thanks to the generosity of attendees, the drive was a great success, collecting a truckload of donations. Thank you to everyone who contributed!





DIRECTOR'S MESSAGE

ERICA TENNEY, CMCA, AMS
CAI-GREATER INLAND EMPIRE CHAPTER

WOW! The past year and a half has been nothing short of amazing. As I step into 2026, I do so with an overwhelming sense of gratitude and excitement for what lies ahead, because I know I am surrounded by an incredible group of people who make this Chapter truly special.

Our members are simply the best. I am so appreciative of the way each of you has welcomed me, welcomed one another, and continued to support each other in such meaningful ways. That culture of encouragement, collaboration, and recognition is what sets CAI-Greater Inland Empire apart. It's what makes us strong.

This year's theme, "Stronger Together, Leading with Purpose," truly captures the heart of who we are. We lift one another up. We show up for one another. And each of us, in our own way, steps into leadership, whether through service, education, mentorship, advocacy, or simply being present and engaged.

One perspective on leadership that resonates deeply with me comes from Simon Sinek, who said:

"Most people think leadership is about being in charge. Most people think leadership is about having all the answers and being the most intelligent person or the most qualified person in the room. The irony is that it is the complete opposite. Leadership is about empowering others to achieve things they did not think

possible. Leadership is about pointing in the direction, articulating a vision of the world that does not yet exist. Then asking help from others to ensure that vision happens."

That perfectly reflects our Chapter. Leadership here is not about one person, it is about all of us. It is about empowering each other, sharing knowledge, supporting growth, and working collectively toward a vision that benefits our communities and our industry as a whole.

Without each other, this mission would be impossible. Your involvement, your passion, and your commitment are the reasons we continue to grow, evolve, and succeed. You are the reason this Chapter thrives.

Thank you for being part of this journey with me. I truly appreciate each and every one of you, and I look forward to an incredible 2026, together.

Erica Tenney, CMCA, AMS
CAI-GRIE Executive Director

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What is CAI-CLAC?

The California Legislative Action Committee (CLAC) is a volunteer committee of the Community Associations Institute (CAI) consisting of homeowners and professionals serving community associations. CAI is the largest advocacy organization in America dedicated to monitoring legislation, educating elected state lawmakers, and protecting the interests of those living in community associations in California.

CAI-CLAC as a Volunteer Organization

- Is a non-profit, non-partisan volunteer committee comprised of two Delegates and one Liaison from each of the eight CAI California chapters.
- Represents 13 million homeowners and property owners in more than 50,000 associations throughout California.
- Is NOT a PAC (Political Action Committee) and makes no financial campaign contributions.
- Depends solely on the donations of community associations, their boards of directors and those who serve association members.

CAI-CLAC's Mission

To safeguard and improve the community association lifestyle and property values by advocating a reasonable balance between state statutory requirements and the ability and authority of individual homeowners to govern themselves through their community associations.



888.909.7403
916.550.9488 fax
www.caiclac.com
office@caiclac.com

1809 S Street, Suite 101-245
Sacramento, CA 95811

CAI-CLAC 2025: What We Achieved

CAI-CLAC had some major legislative wins this year through opposition to bills that were unsuccessful, and negotiating amendments to bills we initially opposed, changing our position to neutral. However, we also had two bills in 2025 signed into law against our strongest objections. We will continue to work on legislative solutions to those bills, along with monitoring, evaluating and providing input on new proposed legislation in 2026 affecting community associations and our shared priorities. Additionally, as this year was the first year of the two-year legislative session, some of the bills that CAI-CLAC's advocates worked on in 2025 with legislators and their staff may come up again in the second year of the session which begins in January 2026.

AB 21 (DeMaio) – Association Management and Meeting Procedures

CAI-CLAC POSITION: OPPOSED – BILL UNSUCCESSFUL

This proposed legislation sought to make unnecessary changes to fourteen sections of the Davis-Stirling Act and add two new sections dealing with association management and meeting procedures. Most changes would drastically increase cost and exposure to litigation. The bill failed passage in the Assembly Housing and Community Development Committee.

SB 547 (Perez) – Insurance

CAI-CLAC POSITION: SUPPORT – SIGNED INTO LAW

This bill adds commercial property with policy limits of \$10,000,000 or more to the cancellation moratorium list. This bill was signed into law by the Governor and will be effective as of January 1, 2026.

SB 677 (Wiener) – Streamlined Approvals

CAI-CLAC POSITION: OPPOSED – BILL UNSUCCESSFUL

The proposed legislation sought to prevent homeowner associations from imposing Covenants, Conditions and Restrictions (CC&Rs) that prohibit or unreasonably restrict housing developments or urban lot splits on single-family zoned districts statewide. This bill failed passage in the Senate Housing Committee.

AB 942 (Calderon) – NEM – Solar Contracts

CAI-CLAC POSITION: NEUTRAL – RE-REFERRED TO COMMITTEE

This bill makes changes to the contracts entered into under the Net Energy Metering (NEM) program. Recent amendments deleted the language that sought to reduce the contracts for reduced energy costs from 20 years to 10 years. This bill was re-referred to the Senate Rules Committee for potential action in 2026.

SB 410 (Grayson) – Exterior Elevated Elements

CAI-CLAC POSITION: NEUTRAL – SIGNED INTO LAW

In its final form, this bill requires all reports prepared by inspectors as required by SB 326 (Civil Code §5551) contain certain specific information, including but not limited to: the total number of units in the condominium project, the number of exterior elevated elements in the condominium project, and the total number of inspected exterior elevated elements identified as posing an immediate threat to safety. Additionally, the reports of inspectors are now included in the definition of associations records and must be available for member inspection for two inspection cycles. Numerous amendments were made to this bill to eliminate requirements that were extremely onerous for inspectors and likely would have greatly decreased the number of inspectors willing to perform inspections of condominium projects due to liability concerns. This bill was signed into law by the Governor and will be effective as of January 1, 2026.

SB 625 (Wahab) – Housing Developments: Disasters: Reconstruction of Destroyed or Damaged Structures

CAI-CLAC POSITION: NEUTRAL – SIGNED INTO LAW

As originally introduced, this bill included language regarding the definitions of a disaster and residential structures that were ambiguous and confusing and was therefore opposed by CAI-CLAC unless amended. However, in its current form with requested amendments, this bill makes any rule or governing document unenforceable if it blocks the rebuilding of a substantially similar home after a declared disaster. It also creates an expedited architectural review process for rebuilding after a declared disaster. This bill was signed into law by the Governor and will be effective as of January 1, 2026.

SB 681 (Wahab) – Housing: HOA Fine Caps

CAI-CLAC POSITION: OPPOSED – AMENDED INTO AB 130

This bill, among other things, sought to create a one size fits all approach that would place an arbitrary cap on the fines issued by HOAs at \$100 per violation. This bill is now dead because the contents of this bill was amended into AB 130.

AB 130 (Committee on Budget)

CAI-CLAC POSITION: OPPOSED – BILL SIGNED INTO LAW WITHOUT PUBLIC COMMENT

This bill was a gut and amend on June 27, 2025, as a budget trailer bill. This means it included last-minute amendments to the pending budget bill and therefore bypassed and avoided the standard procedures for reviewing bills and obtaining input from the public. The amendments included numerous issues with a primary focus on amending the California Environmental Quality Act (CEQA). However, other elements were included, including language from SB 681 to cap the fines an association can charge at \$100, unless “the violation may result in an adverse health or safety impact on the common area or another association member’s property.” The bill was signed immediately by the Governor and went into effect on June 30, 2025.

SB 770 (Allen) – EV Charging Stations

CAI-CLAC POSITION: OPPOSED – BILL SIGNED INTO LAW

This legislation deletes the requirement for a homeowner who installs an EV charger in the association’s common area to obtain a certificate of insurance that names the association as an additional insured, creating additional liability for the association. This bill was signed into law by the Governor and will be effective as of January 1, 2026.



Stacie Donnelly, PCAM, CCAM Condominium Financial Management, Inc. 2025/26 CAI-CLAC Chair

Stacie Donnelly is the CFO of CFM, a firm providing financial management services to common interest developments since 1975. Stacie joined the firm after graduating college in 1994. She is the daughter of Herbert Krauss who started the business in 1975, and Linnea Juarez who continued the business, and formed CFM after Herbert’s passing, in 1980.

Stacie is a past board member of the California Association of Community Managers (CACM) serving a three-year term. She earned the Certified Community Association Manager (CCAM) certification in 1997 from CACM. She was awarded the prestigious Professional Community Association Manager (PCAM) designation in 2000 from the Community Associations Institute (CAI), the highest designation awarded in the industry for managers. She also served a 6-year term on the Board of Directors for the Bay Area and Central California Chapter of CAI. At the end of her term, she served in the role of President of the Chapter.

Stacie began volunteering as a member of the Legislative Support Committee (LSC) supporting the efforts of CAI’s California Legislative Action Committee (CLAC) in 2014. She is currently serving as the 2025/26 Chair of CAI-CLAC’s Executive Committee.



Louie A. Brown, Jr. CAI-CLAC Advocate

Louie A. Brown, Jr., is a partner with Kahn, Soares & Conway, LLP. He manages the firm’s Government Relations Group representing clients before the California State Legislature and various state

administrative agencies.

Louie specializes in providing clients with expert advice in maneuvering through California’s complex legislative and administrative process. He has written numerous laws and played key roles in many of the Legislature’s major accomplishments and budget negotiations over the last decade.

Louie earned his Bachelor of Science Degree from California Polytechnic State University in San Luis Obispo, California and his Juris Doctor from the McGeorge School of Law.

Louie and his wife, Kymberlee, reside in Elk Grove with their three children.



An place for members to contribute and explore thoughts on relevant industry matters.

STAYING PRESENT: A SIMPLE KEY TO BETTER RESIDENT COMMUNICATION



By: Danielle Lampreda CMCA, AMS, PCAM
Equity Management & Realty Services
— An Associa Company

Tips & Tricks: The Power of Staying Present

One of the most valuable lessons I've learned in this industry is that great customer service isn't about always having the perfect answer—it's about never going silent.

In community management, many issues take time, coordination, and multiple follow-ups. Vendors need to be contacted, boards need to weigh in, and solutions don't always happen overnight. What residents often want most in the meantime isn't an instant fix—it's reassurance.

They want to know they've been heard and that their concern hasn't disappeared into a void.

A simple acknowledgment can go a long way. A quick message like, "I'm looking into this and will update you soon," sets expectations and builds trust. It shows attentiveness, accountability, and respect for the resident's time and concern.

Consistency matters just as much as speed. Even if there's no new update, checking in with, "I'm still waiting to hear back, but this is on my radar," reinforces that the issue is being actively managed. Silence, on the other hand, can quickly lead to frustration, assumptions, and unnecessary tension.

The takeaway? Communication doesn't always need to be detailed or definitive—it just needs to be present. Staying connected throughout the process turns delays into manageable moments and strengthens relationships long after the issue is resolved.

NEW YEAR, STRONGER COMMUNITY: IS IT TIME FOR A FRESH LOOK AT YOUR GOVERNING DOCUMENTS?



By: A.J. Jahanian, Esq.
Beaumont Tashjian

The start of a new year is a natural time for boards to reflect on the health of their community. While resolutions often focus on improvement and fresh starts, strengthening a community does not require sweeping changes or major disruption. In many cases, it begins with ensuring the association's governing documents continue to serve the community effectively.

Over time, laws change, communities evolve, and governing documents can quietly become outdated. When documents no longer reflect current legal requirements or the practical realities of daily operations, associations may face unnecessary confusion, disputes, or compliance risks.

One issue boards are increasingly encountering is expiring CC&Rs. Many associations are surprised to learn that their CC&Rs contain a term limit or require action to extend them. If expiration dates are overlooked, associations may lose important enforcement authority or face uncertainty about how their community is governed. Reviewing CC&Rs before they expire allows boards to address these concerns proactively and avoid unintended consequences.

Beyond CC&Rs, outdated bylaws and operating rules can also create challenges. Provisions that once worked well may no longer align with current law or community needs, leading to inconsistent enforcement or increased conflict. Periodic review helps identify areas where clarity is needed and allows boards to make thoughtful updates before problems arise.

For many associations, a practical first step is focusing on operating rules and policies that govern day-to-day matters such as parking, common area use, elections, and enforcement. Clear, well-adopted policies support smoother operations, promote consistency, and reduce misunderstandings among owners and residents. Importantly, these updates can often be accomplished without amending CC&Rs, making them an effective and manageable starting point.

A stronger community is built on clear guidance, consistency, and compliance. Taking time at the beginning of the year to review governing documents and address expiring or outdated provisions can help boards set a solid foundation for the months ahead.

Every association's needs are different, and there is no one-size-fits-all approach. Whether a board is considering extending expiring CC&Rs, updating governing documents, or simply reviewing existing policies, thoughtful planning now can help support long-term stability and reduce conflict throughout the year.

The takeaway? Communication doesn't need to be perfect; it just needs to be present.

PLANNING AHEAD: HOW TO USE YOUR RESERVE STUDY FOR A SMOOTH BUDGET YEAR



By: Sean Erik Andersen, PRA, RS
Association Reserves

As we begin 2026, it is a great time to reflect on the previous year and, more importantly, to plan for the year ahead. As a Reserve Analyst, much of my time is spent reviewing the past to help associations prepare for the future.

The first quarter of the year is an ideal time to begin planning upcoming projects. Reviewing the Reserve Study to identify components nearing the end of their projected useful life, and obtaining bids for those projects, is an effective way to prepare for the coming year.

An important part of this planning process is ensuring the Reserve Study is completed in time to support the association's budgeting process. Associations with a December fiscal year-end—which is the majority—should consider obtaining bids for their Reserve Studies in April so the board can approve them and begin the process in May.

A draft Reserve Study can then be completed in July and presented to the board of directors in August. Any necessary revisions can be finalized in September. This timeline allows the manager to use the updated Reserve Study to prepare the budget for approval in October, enabling the association to distribute its Reserve Disclosures in November.

A well-structured plan helps ensure the annual budgeting process runs smoothly and efficiently.

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CAI-GRIE *Hall of Fame* INDUCTEES

In 1995, the Greater Inland Empire Chapter initiated its Hall of Fame, honoring members for years of dedicated service that significantly contributed to the Chapter's growth and the achievement of its goals. Notably, committee service or a Board of Directors role is not mandatory; the Committee values diverse volunteer contributions and key roles in the Chapter's success.

The following individuals are members of the CAI-GRIE Hall of Fame, listed in the order of induction:

<p>2025</p> <p>Brian Henry Park West Inc.</p>	<p>2014</p> <p>Lana Hamadej, PCAM Avalon Management Group, AAMC</p> <p>Michelle Hill Union Bank HOA Services</p>	<p>2002</p> <p>Patee Barta Anderson & Kriger, Joel M. Kriger APC</p> <p>Gordon Larsen All Bug Pest Control</p>	<p>1995</p> <p>Glennon Gray, PCAM Euclid Management Company (Now FirstService Residential, AAMC)</p> <p>Jim Mccarthy, Sr., CMCA, PCAM, CCAM Condominium Management Services</p> <p>Peter E. Racobs, Esq. Fiore Racobs & Powers, A PLC</p> <p>Robert Stephens, CPA Fox & Stephens, CPAs</p>
<p>2024</p> <p>Greg Borzilleri The Arbor Group</p>	<p>2013</p> <p>Robert Riddick, CMCA Sunnymead Ranch PCA</p>	<p>2001</p> <p>Matt D. Ober, Esq., CCAL Richardson Ober LLP</p>	
<p>2023</p> <p>Nick Mokhlessin Everthrive Landscape</p>	<p>2012</p> <p>Michael Graves, RS SCT Reserve Consultants, Inc.</p> <p>Liz Williams AMS Paving, Inc.</p>	<p>2000</p> <p>Pamela Hazard Union Bank Homeowners Association Services</p>	
<p>2022</p> <p>Eric Zarr FirstService Residential, AAMC</p>	<p>2011</p> <p>Sherry Neal, CCAM, PCAM Walters Management, AAMC</p>	<p>1999</p> <p>Jon H. Epsten, Esq. Epsten, APC</p> <p>William Gavitt Park Granada Homeowners Association</p> <p>Erin Maloney, Esq. Fiore Racobs & Powers, A PLC</p>	
<p>2021</p> <p>Fred Bartz Morgan Hill HOA</p>	<p>2010</p> <p>Blair Loubet Vista Paint Corporation</p>	<p>1998</p> <p>Shirley Prasser, CMCA, AMS SureKare Property Management</p>	
<p>2020</p> <p>Adam Armit Harvest Landscape Enterprises, Inc.</p>	<p>2009</p> <p>John R. Sinner John R. Sinner Insurance Agency, Inc.</p>	<p>1997</p> <p>Robert O. Ruff (Deceased)</p> <p>Jan Savvy CLS Landscape Management, Inc.</p>	
<p>2019</p> <p>Phil Hakopian, CIRMS Cornerstone Commercial & Personal Insurance Services</p>	<p>2008</p> <p>Robert Serdoz Elite Pest Management, Inc.</p>	<p>1996</p> <p>Mark Jones, PCAM Avalon Management Group, AAMC</p> <p>Weldon L. Brown, CCAM, CPM Weldon L. Brown Company</p> <p>Scott Oksnee LaBarre/Oksnee Insurance Agency</p>	
<p>2018</p> <p>Betty Roth, CMCA, AMS, LSM, PCAM Avalon Management Group, AAMC</p>	<p>2007</p> <p>Pete Olhasso Equity Management Company, AAMC</p>		
<p>2017</p> <p>Timothy Cline, CIRMS Cline Agency Insurance Brokers</p>	<p>2006</p> <p>John G. Bauer, PCAM, CCAM Vintage Management Consultants</p> <p>Joan Urbaniak Community Associations Institute</p>		
<p>2016</p> <p>Kimberly Lilley, CMCA, CIRMS Berg Insurance Agency, Inc.</p>			
<p>2015</p> <p>Pamela Voit, CMCA, AMS, PCAM Voit Management, Inc.</p>			

PAST PRESIDENTS

2025

Greg Borzilleri
The Arbor Group

2024

Brian Henry
Park West Inc.

2023

Ty Jaglowski
Environmental Concepts
Landscape Management, Inc.

2022

Gina Roldan
Bemus Landscape

2021

Nick Mokhlessin
Everthrive Landscape

2020

Jackie Fromdahl
Painting Unlimited, Inc.

2019

Adam Armit
Harvest Landscape Enterprises, Inc.

2018

Robert Serdoz
Elite Pest Management, Inc.

2017

**Jeremy Wilson, MBA, CCAM, CMCA,
AMS, LSM, PCAM**
Associa-PCM, AAMC

2016

Dana Mathey, AMS, PCAM,
FirstService Residential, AAMC

2015

Nancy I. Sidoruk, Esq.
Adams | Sterling PLC

2014

Kimberly Lilley, CMCA, CIRMS
Berg Insurance Agency, Inc.

2013

Lana Hamadej, PCAM
Avalon Management Group, AAMC

2012

Robert Riddick, CMCA
Sunnymead Ranch PCA

2011

Ken Carteron
Seacoast Commerce Bank

2010

Sherry Neal, PCAM CCAM
Walters Management, AAMC

2009

John Bauer, PCAM, CCAM
Vintage Management Consultants, Inc.

2008

Michelle Hill
Union Bank Homeowners Association
Services

2007

Ed Hutt
Equity Management Company, AAMC

2006

Robert Serdoz
Elite Pest Management, Inc.

2005

Michael Graves, RS
SCT Reserve Consultants, Inc.

2004

Matt D. Ober, Esq., CCAL
Richardson | Ober LLP

2003

Ronald Bond
Coast Landscape

2002

Beverly Figeira
First Bank Association Services

2001

Matt D. Ober, Esq., CCAL
Richardson | Ober LLP

2000

Lana Hamadej, PCAM
Avalon Management Group, AAMC

1999

Pamela Hazard
Union Bank Homeowners Association
Services

1998

Jon H. Epsten, Esq., CCAL
Epsten, APC

1997

Shirley Prasser, CMCA, AMS
SureKare Property Management

1996

Robert O. Ruff
(Deceased)

1995

Jan Savvy
CLS Landscape Management, Inc.

1994

Jim Mccarthy, Sr., CMCA, PCAM
Condominium Management Services

1993

Glennon Gray, PCAM
Euclid Management Company
(Now FirstService Residential, AAMC)

1992

Weldon L. Brown, CCAM, CPM
Weldon L. Brown Company

1991

Mark Jones, AMS, PCAM
Avalon Management Group, AAMC

1990

Peter E. Racobs, Esq.
Fiore, Racobs & Powers, A PLC

2026 EXECUTIVE COMMITTEE

PRESIDENT



Lana Hamadej, PCAM

Manager (2026)

The Avalon Management Group, Inc., AAMC
31608 Railroad Canyon Rd, Ste A
Canyon Lake, CA 92587
(951) 244-0048 x118
lana@avalonweb.com

SECRETARY



Betty Roth, CMCA, AMS, LSM, PCAM

Homeowner Leader (2026)

Heritage Lake Master Association
29075 Falling Water Dr
Menifee CA 92585
(951) 212-3342
superroth@hotmail.com

PRESIDENT-ELECT



Daniel Heaton, Esq.

Business Partner (2027)

DeNichilo Law, APC
999 Corporate Dr, Ste 100
Ladera Ranch, CA 92694
(949) 654-1510
daniel@dlawapc.com

TREASURER



Steven Penn, CMCA, AMS

Manager (2027)

Alliance Association Management
25060 Hancock Ave, Ste 103-277
Murrieta, CA 92562
(951) 412-1662
steven@thealliancemgt.com

VICE-PRESIDENT



Ty Jaglowski

Business Partner (2026)

Environmental Concepts Landscape Management, Inc.
PO Box 1788
Temecula, CA 92593
(951) 587-6551
tyj@eclmi.com

PAST-PRESIDENT



Greg Borzilleri

Business Partner (2027)

The Arbor Group
15642 Sand Canyon Ave, Unit 50037
Irvine, CA 92619-5201
(949) 285-7802
gborzilleri@thearborgrp.com

2026 CHAPTER DIRECTORS

BOARD MEMBER



Angel Cabral

Business Partner (2028)

Southwest Landscape and Maintenance Inc.
45100 Golf Center Pkwy, Ste E
Indio, CA 92201-7325
(760) 996-1285
angel@swlandscape.net

BOARD MEMBER



AJ Jahanian, Esq.

Business Partner (2028)

Beaumont Tashjian
5008 Chesebro Rd, Ste 200
Agoura Hills, CA 91301-2289
(818) 404-1777
AJahanian@hoaattorneys.com

BOARD MEMBER



Bridget Dolan, CMCA, AMS

Manager (2028)

FirstService Residential AAMC
15871 Main Street
Chino, CA 91708
(626) 653-8454
bridget.dolan@fsresidential.com

BOARD MEMBER



Jenni Sanders, CMCA, AMS

Manager Member (2028)

Co-Here Life
7969 Royce Ave
Hesperia, CA 92345-7561
(760) 991-5988
jsanders@coherelife.com

BOARD MEMBER



Patrick Gabriele

Homeowner Leader (2026)

Estates at Canyon Crest Riverside, Inc.
5872 Via Susana
Riverside, CA 92506
(951) 217-7929
pvgabriele@aol.com

2026 COMMITTEE CHAIRS

AWARDS



Lana Hamadej, PCAM

The Avalon Management Group, Inc., AAMC
lana@avalonweb.com

COUNTRY FAIRE/MONTE CARLO (CO-CHAIR)



Miranda Noble

The Sherwin-Williams Paint Company
Miranda.noble@sherwin.com

EDUCATION (CO-CHAIR)



Matthew A. Gardner, Esq., CCAL

Richardson | Ober
matthew@roattorneys.com

LEGISLATIVE SUPPORT (CO-CHAIR)



Sarah Karlovic, CMCA, AMS

Seabreeze Management
sarah.karlovic@seabreezemgmt.com

MARKETING



Phil Hakopian, CIRMS

Cornerstone Commercial & Personal Insurance Services
phil_hakopian@ajg.com

COUNTRY FAIRE/MONTE CARLO (CO-CHAIR)



Desiree Noble

NPG Asphalt
dnoble@npgasphalt.com

EDUCATION (CO-CHAIR)



Gina Fanizzi, CMCA, AMS

Seabreeze Management
gina.fanizzi@seabreezemgmt.com

GOLF



Jackie Fromdahl-Ybarra

Painting Unlimited, Inc.
jackie@paintingunlimited-inc.com

LEGISLATIVE SUPPORT (CO-CHAIR)



Diane Weissberg

Fiore Racobs & Powers
dweissberg@fiorelaw.com

MEMBERSHIP



Nick Makhlessin

Everthrive Landscape
nick@everthrivelandscape.com

2026 COMMITTEE CHAIRS

NOMINATIONS



Greg Borzilleri

The Arbor Group
gborzilleri@thearborgrp.com

OUTREACH (CO-CHAIR)



Robert Riddick, CMCA

Sunnymead Ranch PCA
pls2mecha@gmail.com

SPECIAL EVENTS (CO-CHAIR)



Kristina Butler

Park West Landscape Maintenance
kbutler@parkwestinc.com

OUTREACH (CO-CHAIR)



Elaine Gower

The Naumann Law Firm PC
elaine@naumannlegal.com

PUBLICATIONS



Sean Andersen, PRA, RS

Association Reserves Inland Empire
sandersen@reservestudy.com

SPECIAL EVENTS (CO-CHAIR)



Ty Jaglowski

Environmental Concepts Landscape Management, Inc.
tyj@eclmi.com

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CALIFORNIA

COMMUNITY ASSOCIATIONS

FACTS & FIGURES

60% say they always vote in state and local elections.
66% vote in national elections.

These residents pay \$22 billion a year to maintain their communities. These costs would otherwise fall to the local government.

490,000 Californians serve as volunteer leaders in their community associations each year, providing \$448.7 million in service.

The median home value in California is \$475,900. Homes in community associations are generally valued at least 4% more than other homes.



Approximately 13,723,000 Californians live in 3,727,000 homes in more than 48,000 community associations.

87% say their association's rules protect and enhance property values (70%) or have a neutral effect (17%).

66% of residents oppose additional regulation of community associations.

89% of residents rate their community association experience as positive (66%) or neutral (23%).

Community associations are private entities, not governments. Residents vote for fellow homeowners to provide leadership—making decisions about operation, administration and governance of the community.

Assessments paid by association members cover the costs of conducting association business—such as common area maintenance, repair and replacement, essential services, routine operations, insurance, landscaping, facilities maintenance as well as savings for future needs.

CAI supports public policy that recognizes the rights of homeowners and promotes the self-governance of community associations—affording associations the ability to operate efficiently and protect the investment owners make in their homes and communities.

By 2040 the community association housing model is expected to become the most common form of housing.



www.caionline.org
(888) 224-4321

SOURCES: Community Associations Fact Book 2021, POWERED BY THE FOUNDATION FOR COMMUNITY ASSOCIATION RESEARCH, foundation.caionline.org. Note: Statistics published are estimates generated from seven public/private data sources, including the American Communities Survey.

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CHAPTER BYLAWS

TENTH AMENDMENT AND RESTATED BYLAWS OF THE GREATER INLAND EMPIRE CHAPTER OF THE COMMUNITY ASSOCIATIONS INSTITUTE

ARTICLE I: NAME AND OFFICE

SECTION 1. NAME.

The name of this organization shall be The Greater Inland Empire Chapter of the Community Associations Institute ("Chapter").

SECTION 2. INCORPORATION; REGISTERED OFFICE.

The Chapter is a corporation, incorporated in the state of California and is a chapter of Community Associations Institute ("CAI"), located in the County of Riverside, State of California. The Board of Directors is granted full power and authority to change the principal office from one location to another in the County, or from one county to another. Any change shall be noted by the Secretary opposite this Article, but shall not be considered an amendment of the Bylaws.

ARTICLE II : DEFINITIONS

SECTION 1. DEFINITIONS.

The following capitalized term(s) shall have the meanings indicated:

- A. "At-Large Member" means a member of Community Associations Institute who falls within one of the classes of membership as defined in Article III, Section 3. In relation to positions on the Board of Directors and committees, at-large members may be from any membership class, and have the same role and responsibilities as all other members of the Board or committee.
- B. "Board of Directors" means the Board of Directors of the Chapter and "Director" means a Member of the Board of Directors.
- C. "Board of Trustees" means the Board of Trustees of CAI and "Trustee" means a Member of CAI's Board of Trustees
- D. "CAI's Bylaws" means the Bylaws of CAI as the name may be amended or replaced.
- E. "Community Association" means any incorporated or unincorporated association, trust or other entity comprised of the owners of interests in a residential, commercial, or industrial condominium, real estate cooperative, planned unit development or other real estate common interest community.
- F. "Company" shall mean a business incorporated according to the laws of a state, a limited liability corporation, a partnership, or other relationship of individuals providing services or products to others.
- G. "Member" means a Member of The Greater Inland Empire Chapter of CAI.
- H. "Member in Good Standing" means a member whose rights have not been suspended by the Chapter or CAI.

ARTICLE III: MEMBERSHIP

SECTION 1. GENERAL REQUIREMENTS.

Applications for membership in CAI and within any class of membership of CAI shall be approved in accordance with the terms of CAI's Bylaws and such rules, procedures and limitations as may be established by the Board of Trustees. CAI shall have the right to determine the appropriate class of membership for any Member. Membership in CAI is as authorized by CAI. Members are automatically assigned to a CAI certified chapter in accordance with established chapter boundaries.

SECTION 2. CONFLICT OF INTEREST.

All chapter board members and committee members shall comply with the conflict of interest policies adopted by the Board of Trustees and stricter policies as may be established by the Chapter.

SECTION 3. CLASSES OF MEMBERS.

The membership of CAI shall consist of the following:

- A. Community Association Volunteers. All individuals residing in or owning a unit in a community association are eligible for membership as a Community Association Volunteer, including, without limitation, individuals living in community associations who have a volunteer role within their community association. Volunteer roles include, but are not limited to, being a member or officer of the governing body of the community association, participating on a volunteer committee or committees, acting as the newsletter editor for the community, or any other volunteer function sanctioned by the community association. An individual who meets the aforementioned criteria and also holds a membership as a Community Manager, Management Company CEO or Business Partner may hold an additional membership as a Community Association Volunteer, however, they may not serve in a CAI volunteer position under the Community Association Volunteer category. Community Association Volunteers will be considered as individual Members of CAI with voting rights. Community associations paying dues on behalf of a community association volunteer or volunteers shall own each such membership and shall be permitted to transfer each membership to another volunteer in the community association during the term of membership or upon renewal of the membership. Individuals paying dues with their personal funds shall be the only individual entitled to exercise the rights of membership and such membership shall not be transferable.

CHAPTER BYLAWS

ARTICLE III: MEMBERSHIP *CONTINUED*

- B. **Community Managers.** This class of Members shall consist of professional managers of all types of association-governed communities including, but not limited to, condominium associations, townhome associations, co-operative associations, homeowners associations, large-scale communities, and planned communities. All managers of association-governed communities fall within this class of Members, regardless of whether they are on-site managers, portfolio managers, large-scale managers, are employed by a management company or have any other employment relationship. Those persons who have previously served in one of the roles in the preceding sentence and serve in a capacity of managing other managers shall be a Member of this class. All community managers shall be treated as individual Members of CAI with voting rights. A management company or employer of a manager paying dues on behalf of a manager or managers shall own each such membership and shall be permitted to transfer each membership to another manager during the membership term, but only in the event the manager originally identified is no longer employed by the management company. Individuals purchasing a membership with their personal funds shall be the only individual entitled to exercise the rights of membership, and such membership shall not be transferable.
- C. **Business Partners.** This class of Members shall consist of professionals and other providers of products, services, support, and counsel to association-governed communities, including developers of such communities. This class of Members shall not include community association management companies or managers of association-governed communities. The company, partnership, corporation or other business entity shall designate an individual as a primary membership contact who will have voting rights for the entity and may transfer this designation to another individual during the membership term or upon renewal of the membership. All employees of a business partner member shall be Affiliate members and will be permitted to attend classes, functions, conferences, to purchase products and services at membership prices, and be elected or appointed to committees or the Board of Directors.
- D. **Management Companies.** This class of Members shall consist of community association management companies. Each management company membership shall include an individual manager membership to be held by the CEO or equivalent of the management company. Whenever the term “CEO of a Management Company” is used in these Bylaws, it shall mean the CEO or equivalent of a management company. Management companies shall not transfer this manager membership to multiple managers during the course of the membership term for the purpose of obtaining membership pricing for managers who do not hold an individual manager membership. Employees of the management company, who are not employed to manage association-governed communities, may attend selected classes and functions at the membership price.

SECTION 4. RIGHTS AND PRIVILEGES.

- A. **CA Chapter Rights and Privileges.** Each Member in good standing of the Chapter shall be entitled to cast one vote on any and all matters required to be voted upon by Members and shall have such other rights, privileges and responsibilities as the Board of Directors shall determine.

Except as otherwise provided in these Bylaws, and subject to eligibility requirements, each Member in good standing shall be eligible to serve on the Chapter Board of Directors and committees.

- B. **CAI Rights and Privileges.** Each Member in good standing of CAI shall be entitled to cast one vote on any and all matters required to be voted upon by Members and shall have such rights, privileges and responsibilities as the Board of Trustees shall determine. Except as otherwise provided in the CAI Bylaws, and subject to eligibility requirements, each Member in good standing shall be eligible to serve on the CAI Board of Trustees, Membership Representation Groups, and committees.

SECTION 5. SUSPENSION FOR NONPAYMENT.

The Chapter may adopt reasonable policies to suspend certain membership rights and privileges resulting from nonpayment of amounts due and owing to the Chapter or CAI.

ARTICLE IV: ANNUAL DUES

The Board of Trustees shall determine the amount of annual dues, fees, and other assessments to be paid to CAI by each class of Members. Unless terminated, each membership shall continue automatically from year to year, with annual dues, fees, and other assessments payable by each Member on or before such date as shall be determined by the Board of Trustees. Unless otherwise directed by the Board of Trustees, all annual dues, fees, and other assessments shall be paid to CAI in advance of the 12-month period to which they relate. The Board of Trustees may impose such other fees and charges as it deems proper and may waive or modify the requirement to pay dues, fees or charges for particular Members.

ARTICLE V: MEETING OF MEMBERS

SECTION 1. ANNUAL MEETING.

There shall be an annual meeting of Members of the Chapter in the fourth quarter of each year for the transaction of such business as may properly come before the meeting or any adjournment thereof. The annual meeting shall be held at such time and place as the Board of Directors may determine subject to the following: The meeting must be held in sufficient time for selection of a President-Elect who can attend the designated national meeting for President Elect training of CAI. Written notice of such meeting stating the date, time and place of such meeting shall be sent to each Member, at the last address shown on the Chapter's records, at least 15 days before the date of the meeting, or as provided by state law.

SECTION 2. SPECIAL MEETINGS.

Special meetings of the Members may be called only by the Board of Directors or otherwise in accordance with applicable law. A special meeting shall be held at such time and place as the Board of Directors may determine. Written notice of any special meeting stating the date, time, place and purpose of such meeting shall be sent to each Member, at the last address shown on the Chapter's records, at least 15 days before the date of the meeting, or as provided by state law.

CHAPTER BYLAWS

ARTICLE V: MEETING OF MEMBERS *CONTINUED*

SECTION 3. NOTICES.

Unless otherwise prohibited in these Bylaws or by state law, all notices and other communications required by these Bylaws or state law shall be in writing and shall be deemed to have been duly given if delivered by:

- A. Personal delivery to the addressee; or
- B. United States mail, first class, postage prepaid; or
- C. Any means permitted by law, including via electronic mail.

SECTION 4. QUORUM.

A quorum for any meeting of the Members shall be ten percent (10%) of the voting membership, either in person or by proxy. If a quorum is not reached at the initial meeting date, the meeting may be adjourned for lack of quorum to a new date not less than two (2) and not more than forty-five (45) days later. The quorum shall remain ten percent (10%) of the voting membership at the adjourned meeting and continue until reached. Notice need not be given of an adjourned meeting held pursuant to this provision. At any duly-called meeting of the Members at which a quorum is present, the act of a majority of the Members present in person or by proxy shall be the act of the Members on any matter, except where the act of a greater number of Members is required by law, the Articles of Incorporation or these Bylaws. If a quorum is not present at any duly-called meeting of the Members, a majority of the Members present may adjourn the meeting, without further notice, until a quorum is present.

SECTION 5. VOTING AND PROXIES.

Voting on all matters may be conducted by mail, electronic mail, or any other means of electronic or telephonic transmission; provided, that the Member shall state, or submit information from which it can be determined, that the method of voting chosen was authorized by the Member. A Member entitled to vote may authorize, in writing, another person to act for such Member by proxy. The writing may be executed by the Member or the Member's authorized officer, director, employee, or agent signing the writing, or causing the person's signature to be affixed to the writing, by any reasonable means, including a facsimile signature. No proxy shall be valid after 11 months, unless otherwise provided in the proxy.

SECTION 6. ELECTRONIC COMMUNICATIONS.

Whenever these Bylaws require that a document, record or instrument be "written" or "in writing," the requirement is deemed satisfied by an electronic record.

Whenever these Bylaws require a signature on a document, record or instrument, an electronic signature satisfies that requirement only if: (a) the electronic signature is easily recognizable as a secure electronic signature which is capable of verification, under the sole control of the signatory, and attached to the electronic document in such a way that the document cannot be modified without invalidating the signature; or (b) the Board of Directors reasonably believes that the signatory affixed the electronic signature with the intent to sign the electronic document, and that the electronic document has not been modified since the signature was affixed.

The Board of Directors may require reasonable verification of any electronic signature, document, record or instrument. Absent or pending verification, the Board may refuse to accept any electronic signature or electronic record that, in the Board's sole discretion, is not clearly authentic. Neither the Board of Directors nor the Chapter shall be liable to any Member for accepting or acting in reliance upon an electronic signature or electronic record that the Board reasonably believes to be authentic, or rejecting any such item which the Board reasonably believes not to be authentic. Any Member who negligently, recklessly or intentionally submits any falsified electronic record or unauthorized electronic signature shall fully indemnify the Chapter for actual damages, reasonable attorneys' fees actually incurred and expenses incurred as a result of such acts.

SECTION 7. ORDER AND CONDUCT OF BUSINESS.

The President shall establish the agenda for, and preside at, and the Secretary shall keep the minutes of, all membership meetings. The Board of Directors may establish rules of conduct and the order of business for all membership meetings. When not in conflict with these Bylaws, the Articles of Incorporation or meeting procedures adopted by the Board of Directors, Robert's Rules of Order (latest edition) shall govern all membership meetings. The Board may order the removal of anyone attending a membership meeting who, in the opinion of the Board, disrupts the conduct of the business at such a meeting. The use of Robert's Rules of Order may be partially or wholly suspended by majority vote of the Members. In the event of any dispute concerning the meaning of any meeting rules, including Robert's Rules, the decision of the President, who may consult with counsel, shall be final and binding.

ARTICLE VI: BOARD OF DIRECTORS

SECTION 1. POWERS OF THE BOARD OF DIRECTORS.

The Board of Directors shall have supervision, control, and direction of the affairs and property of the Chapter, shall determine the policies of the Chapter, shall actively pursue the purposes and objectives of the Chapter and CAI, shall ensure that the Chapter and its Bylaws comply with the policies and procedures of CAI, and shall have discretion in the use and disbursement of Chapter funds. The Board of Directors may adopt such rules, regulations and procedures for the conduct of its business, for the execution of its powers, for the implementation of these Bylaws and for the fulfillment of the purposes and objectives of the Chapter and CAI as it shall deem necessary or advisable.

CHAPTER BYLAWS

ARTICLE VI: BOARD OF DIRECTORS *CONTINUED*

SECTION 2. COMPOSITION AND TERM OF THE BOARD OF DIRECTORS.

- A. The Board of Directors shall be composed of the number of Directors as determined by the Members, but in no event shall be fewer than five (5) or more than eleven (11) Directors. Up to two people from any company or association may be allowed to serve, at the time of election, if it is deemed they work out of separate offices or in distinct differing regions.
- B. Composition: The Board of Directors must represent all membership classes as determined by the Board of Trustees as follows:

Eleven (11) Directors, which shall include:

- Two (2) Homeowner Leaders
- Two (2) Community Association Managers
- Two (2) Business Partners
- Five (5) At-Large Members

The composition of At-Large seats on the Board of Directors shall not provide any one membership class with more than fifty percent (50%) of the seats on the Board of Directors.

In the event that a Director's class of membership changes during their term of service, they shall complete the remainder of the current election year, so long as the makeup of the Board is not compromised, in which case their slot will be automatically forfeited. Any subsequent Board service must be in a position designated for their then class of membership.

SECTION 3. TERM OF THE BOARD OF DIRECTORS.

Each Director shall serve for a term of three (3) years or until their successor has been appointed. Board of Directors terms shall be staggered so that the terms of not more than four (4) of the Directors expire each year. A Member may serve on the Board of Directors for a total of six (6) years. After a Member has served for six (6) years, they may not serve again for three years. At that time, they begin the process of accumulating their six (6) years again.

An individual who has served more than one-half of a full term shall be deemed to have served a full term. In the event an individual serves less than a full year on the Board, it shall be considered one full year of service.

SECTION 4. NOMINATION AND ELECTION OF DIRECTORS.

- A. Qualifications for Nominees. The Nominating Committee shall determine whether interested candidates meet certain objective qualifications. If all the qualifications are met, then the Nominating Committee shall endorse and recommend that the candidate be included on the ballot for election.

The following are the objective qualifications required for candidates to be endorsed by the Nominating Committee (such qualifications may be from time to time modified, augmented or revised in writing and published to the members by the sole discretion of the Board of Directors):

1. Chapter member in good standing
 2. CAI membership in the Greater Inland Empire Chapter for a minimum of two consecutive years at the time of nomination
 3. Service on at least one committee within the last year of nomination
 4. Has demonstrated proven leadership skills and abilities outside of and within the Chapter.
- B. The Nominating Committee shall solicit candidates for open Director positions by communicating with the membership no later than 75 days prior to the Director Election Date and in such manner and with such frequency as the Nominating Committee deems appropriate and in accordance with these Bylaws and such rules and procedures as may be established by the Board of Directors.
- C. Not less than forty-five (45) days before the date set for the annual meeting, the Nominating Committee shall present to the entire Board of Directors for approval the recommended slate of nominees for the Board of Directors to be voted on at said annual meeting.
- D. The Executive Director shall prepare a ballot of qualified candidates, which shall be distributed to eligible voting members at least 30 days before the Director Election Date. The election may take place via paper ballot, internet election or in any manner allowed by state law. Persons receiving the highest number of votes shall be elected; in the event of a tie, the chapter board will vote to break the tie.

All election results are subject to the composition requirements above.

CHAPTER BYLAWS

ARTICLE VI: BOARD OF DIRECTORS *CONTINUED*

SECTION 5. MEETINGS.

The Board of Directors shall hold a minimum of one (1) meeting quarterly at such time and place as the Board of Directors may determine. In addition, special meetings of the Board of Directors may be called by the President or upon the written request of one-third (1/3) of the Directors or upon the written request of the Executive Director, at such time and place as the President, or President-Elect, as the case may be, may designate. Any or all Directors may participate in duly called meetings of the Board of Directors by means of conference telephone or by any means of communication by which all persons participating in the meeting are able to hear one another, and such participation shall constitute presence in person at a meeting. Notice of meetings of the Board of Directors may be given orally or in writing and shall be given to each member of the Board of Directors at least 72 hours before the time appointed for the meeting, except in an emergency, when notice should be given at least twenty-four (24) hours, where practicable, before the time appointed for the meeting. Such notice may be waived in accordance with applicable law. All Board meetings held in person shall be open to all Chapter members, but members other than Directors may not participate in any discussion or deliberation unless expressly authorized by the Board of Directors. The Board of Directors may meet and in executive session to discuss and vote upon personnel matters, litigation in which CAI is or may become involved, contract negotiations, matters that, in the exercise of the Board's reasonable discretion, require personal privacy, or other matters that require confidentiality. The nature of any and all business considered in executive session shall be announced in open session.

SECTION 6. WAIVER OF NOTICE.

Whenever notice is required to be given to any Director under these Bylaws, a written waiver thereof, signed by the Director or Directors entitled to such notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice. Presence without objection also waives notice.

SECTION 7. ACTION BY WRITTEN CONSENT IN LIEU OF A MEETING.

Any action required or permitted to be taken at a meeting of the Board of Directors or of any committee thereof may be taken without a meeting if a written consent setting forth the action so taken shall be signed by all members of the Board of Directors or of such committee, as the case may be, and such written consent shall have the same force and effect as a vote at a meeting of the Board of Directors or at a meeting of such committee, as the case may be. All such action shall be reported at the next duly noticed meeting of the Board of Directors and such written consent or consents shall be filed with the minutes and proceedings of the Board.

SECTION 8. QUORUM; ACTS OF THE BOARD.

One third or more of the Directors shall constitute a quorum for the transaction of business at any duly called meeting of the Board of Directors. At any duly called meeting of the Board of Directors at which a quorum is present, the act of a majority of the Directors present and voting shall be the act of the Board of Directors on any matter, except with respect to public policy issues or where the act of a greater number of Directors is required by law, the Articles of Incorporation or these Bylaws. If a quorum is not present at any duly called meeting of the Board of Directors, a majority of the Directors present may adjourn the meeting, without further notice, until a quorum is present.

SECTION 9. VOTES ON MATTERS RELATED TO PUBLIC POLICY.

All matters involving a public policy position of the Chapter must be adopted by a two-thirds (2/3) vote of those Directors present and voting at a duly called meeting of the Board of Directors, a quorum being present, and must not be inconsistent with the policies, goals and objectives of CAI.

SECTION 10. RESIGNATION OR REMOVAL.

In addition to the Director qualifications prescribed by law, by CAI, or these Bylaws, each Director must meet the following qualifications throughout their term:

- A. The Director must not miss more than two (2) consecutive Board meetings
- B. The Director must not miss more than thirty percent (30%) of all Board meetings in any particular calendar year.
- C. The Director must attend fifty percent (50%) of all Chapter events and programs.
- D. The Director must pay within forty-five (45) days any outstanding receivables due the Chapter, after receiving a request to do so, in writing, from the Chapter

Any Director may resign by presenting a written resignation to the President or Secretary, and such resignation shall take effect at the time specified therein or, if no time is specified, at the time of acceptance thereof by the President. Any Director unable to attend a duly called meeting of the Board of Directors shall advise the President as to the reason for the absence. If a Director has two consecutive absences from duly called meetings of the Board of Directors without the Board excusing such absences, such Director shall be deemed to have resigned as a Director. However, the Board of Directors, in its discretion, may waive this provision. A Director may be removed from office, with or without cause, by a two-thirds (2/3) vote of the Board; provided, however, that such Director shall be afforded an opportunity to be heard, either orally or in writing, prior to any such action.

SECTION 11. VACANCIES.

Any vacancy occurring on the Board of Directors may be filled by the affirmative vote of a majority of the then members of the Board of Directors, including if the remaining Directors constitute fewer members than required to achieve a quorum. Any Director appointed to fill a vacancy shall serve the remainder of the unexpired term of their predecessor in office.

SECTION 12. REIMBURSEMENT OF EXPENSES.

No Director shall be compensated for serving as a Director. However, the Board of Directors may reimburse any Director for reasonable out-of-pocket expenses incurred as budgeted and authorized by the Board of Directors.

CHAPTER BYLAWS

ARTICLE VI: BOARD OF DIRECTORS *CONTINUED*

SECTION 13. SPECIFIC POWERS OF THE BOARD

Without prejudice to the general powers set forth in Article VI, Section 1 of these Bylaws, but subject to the same limitations, the Directors, in accordance with the Bylaws of CAI and this Chapter, shall have the power and duty to:

- A. Purchase a Directors' and Officers' Liability insurance policy with minimum policy limits of two million dollars (\$2,000,000.00). Said policy shall include coverage for past directors and past and present committee members, to the extent such coverage is available at a reasonable cost to the Chapter.
- B. Purchase a Workers Compensation policy.
- C. Purchase Fidelity/Crime/Employee Dishonesty coverage at a minimum of what was in the total of all CAI-GRIE Chapter bank accounts as of January 31 of that year plus 20% of that total.
- D. Purchase General Liability coverage with a minimum of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) aggregate.
- E. Purchase Property insurance covering all CAI-GRIE Chapter office property with Replacement Cost valuation.
- F. Purchase an Inland Marine policy covering all CAI-GRIE-owned property that leaves the office on CAI-GRIE Chapter business.
- G. Purchase Employer's Practices Liability Insurance (EPLI) with respect to any Chapter employees.

ARTICLE VII: OFFICERS

SECTION 1. OFFICERS.

The elected officers of the Chapter shall be a President, a President-Elect, a Treasurer and a Secretary. The Board of Directors may appoint such other officers as the Board may deem necessary or advisable. Options may include a Vice President and Immediate Past President.

SECTION 2. QUALIFICATIONS, ELECTION AND TERM OF OFFICE.

The officers of the Chapter, with the exception of the President, shall be elected from among the Directors each year by the Board of Directors by a majority vote of the Board. Each officer shall serve for a term of one year or until a successor has taken office. The President-Elect shall serve for one (1) year and directly following the conclusion of that year of service shall serve as President for one (1) year.

In the event a member of the Board is elected to serve as President-Elect during the last year of their term on the Board, that individual will automatically be granted one (1) additional year to serve as President, and the number of directors elected by the members in that annual election shall be reduced accordingly. In the case of a person who serves as President-Elect in their sixth year on the Board, they will be permitted to serve seven (7) years to complete their term as President. The granting of an additional year to the incoming president will create a partial term in the subsequent election. That partial term shall be filled in the subsequent election by the successful candidate receiving the least number of votes.

SECTION 3. REMOVAL.

Any officer may be removed by a majority affirmative vote, or as allowed by state law, of the entire Board of Directors if, in the judgment of the Board, the best interests of the Chapter would be served by such removal; provided, however, that such officer shall be afforded an opportunity to be heard, either in person or in writing, prior to such action.

SECTION 4. VACANCIES.

Vacancies in any office, with the exception of President, may be filled for the balance of the unexpired term by the Board of Directors at any meeting of the Board in accordance with such rules and procedures as may be established by the Board. In the event of a vacancy in the office of President, the President-Elect shall act as President for the remainder of the unexpired term of office of their predecessor in such office and shall succeed to such office upon the expiration of such term. In the event the President-Elect cannot or will not agree to serve the unexpired term of their predecessor in office, the Board of Directors shall elect from its members a person to serve as President for the unexpired term.

SECTION 5. PRESIDENT.

The President shall be the chief elected officer of the Chapter, shall be a Member of the Executive Committee and shall preside at all meetings of the Members, the Board of Directors and the Executive Committee. Unless otherwise provided in these Bylaws or directed by the Board of Directors, the President, subject to the approval of the Board, shall appoint all committees. The President shall have the authority to represent the Chapter and act in its name in accordance with declared policies of the Chapter and CAI. The President shall communicate to the Members of the Chapter and to the Board of Directors such matters and make suggestions as may tend to promote and further the purposes and objectives of the Chapter and CAI, and the President shall perform such other duties as are necessary or incident to the office of President or as may be assigned by the Board of Directors or required by law. The President shall be responsible for satisfying the directives of the Board of Directors.

SECTION 6. PRESIDENT-ELECT.

The President-Elect shall perform the duties of the President in their absence or in the event of resignation, removal or inability or refusal to act. The President-Elect, when so acting, shall have all the powers and responsibilities of the position of President. The President-Elect shall also perform such other duties as may be assigned by the President or the Board of Directors, or required by law.

CHAPTER BYLAWS

ARTICLE VII: OFFICERS *CONTINUED*

SECTION 7. VICE PRESIDENT.

The Vice President shall perform the duties of the President-Elect in the President-Elect's absence or in the event of resignation, removal or inability or refusal to act of the President-Elect. The Vice President, when so acting, shall have all the power and responsibility of the President-Elect. The Vice President shall also perform such other duties as may be assigned by the President or the Board of Directors. The Vice President shall not succeed to the presidency unless so determined by a majority vote of the Board.

SECTION 8. TREASURER.

The Treasurer shall be the custodian of Chapter funds and securities, shall oversee the establishment of proper accounting procedures for the handling of the Chapter's funds, shall be the disbursing officer for the Chapter and shall report on the financial condition of the Chapter at all meetings of the Board of Directors and at other times as called upon by the President of the Chapter. The Treasurer shall perform all other duties incident to the office of Treasurer.

SECTION 9. SECRETARY.

The duties and authority of the Secretary shall include, but not be limited to, accountability for the accuracy of Board documents such as minutes of all meetings and all notices given in accordance with these Bylaws.

SECTION 10. IMMEDIATE PAST PRESIDENT.

The Immediate Past President supports and advises the President, President-Elect and Board of Directors and shall perform such other duties as may be assigned to him by the President or the Board of Directors, the Bylaws or as required by law. The Immediate Past President shall be a non-voting member of the Executive Committee. This officer position need not be held by a seated Director. In the event a Director's term (or extended term) expires during his or her service as President, said individual may continue to serve as Immediate Past President as a non-voting member of the Board.

SECTION 11. CHAPTER STAFF.

The Board of Directors may appoint or employ an Executive Director to manage the operations of the Chapter within the authority delegated by the Board of Directors.

SECTION 12. SALARIES; REIMBURSEMENT OF EXPENSES.

No elected Officer of the Chapter shall be compensated for serving as an Officer. Officers may be reimbursed for reasonable out-of-pocket expenses incurred by them in performing their duties as Officers, as budgeted and authorized by the Board of Directors.

ARTICLE VIII: COMMITTEES

SECTION 1. EXECUTIVE COMMITTEE.

- A. Unless otherwise directed by the Board of Directors, the Executive Committee of the Board of Directors shall be composed of the President, the President-Elect, the Vice President, the Treasurer and the Secretary. The Executive Committee shall have and exercise all of the authority of the Board of Directors, including all actions specified in these Bylaws as actions to be taken by the Board of Directors where it is necessary or desirable to do so between meetings of the Board of Directors, except that the Executive Committee shall not have the authority to: (1) amend, alter or repeal these Bylaws, (2) elect, appoint or remove any Director or Officer of the Chapter, (3) adopt a resolution proposing an amendment to the Articles of Incorporation, (4) adopt a plan of merger or consolidation with another corporation, (5) acquire or authorize the sale, lease, exchange or mortgage of any real property of the Chapter, (6) authorize the sale, lease, exchange or mortgage of all or substantially all of the personal property and assets of the Chapter, (7) authorize or institute proceedings for the voluntary dissolution of the Chapter, (8) adopt a plan for the distribution of the assets of the Chapter or (9) amend, alter or repeal any resolution of the Board of Directors. The Executive Committee shall act by vote of a simple majority of the Executive Committee on any matter. The Executive Committee shall provide a report of its actions to the Board of Directors whenever so required. The President shall serve as the chairperson of the Executive Committee.
- B. The Executive Committee is authorized to receive, hold, invest, manage, allocate and apply on behalf of the Chapter and in the furtherance of its purposes and objectives, all income received by the Chapter and all real and personal property received or owned by the Chapter. The Executive Committee shall, in accordance with such procedures as may be established by the Board of Directors, recommend a budget to the Board of Directors for each fiscal year.

SECTION 2. NOMINATING COMMITTEE.

Each year the Executive Committee shall designate a Nominating Committee that shall consist of the Immediate Past President of the Chapter, the President-Elect and at least three other Members of the Chapter who are not elected officers of the Chapter and who are not running for election. In the event the Immediate Past President is running for re-election, he shall not serve on the Nominating Committee, and the Executive Committee shall appoint a Member of the Chapter to serve in their place. At least one member of the Nominating Committee shall be a Community Association Volunteer and no more than two (2) members of the Nominating Committee may be from the same membership class. Unless otherwise directed by the Executive Committee, the Immediate Past President of the Chapter shall serve as chairman of the Nominating Committee.

SECTION 3. LEGISLATIVE ACTION COMMITTEES.

The Board of Directors shall appoint delegates to the California Legislative Action Committee in accordance with the Legislative Action Committee Operational Guidelines approved by the CAI Board of Trustees. The appointed delegates shall provide a report to the Chapter Board of Directors regularly.

CHAPTER BYLAWS

ARTICLE VIII: COMMITTEES *CONTINUED*

SECTION 4. OTHER COMMITTEES.

Unless otherwise provided in these Bylaws or directed by the Board of Directors, the President shall appoint Members to serve on such other standing or special committees, subcommittees, task forces or boards as may be required by these Bylaws or as may be deemed necessary or appropriate by the President.

SECTION 5. REIMBURSEMENT OF EXPENSES.

Members of the Executive Committee may be reimbursed for reasonable out-of-pocket expenses incurred by them in performing their duties as members of the Executive Committee, as budgeted and authorized by the Board of Directors.

ARTICLE IX: LIMITATIONS OF LIABILITY; INDEMNIFICATION

SECTION 1. LIMITATIONS OF LIABILITY.

Any person who serves as an officer, director, trustee, or other person who performs services for the corporation and who does not receive compensation, other than reimbursement of expenses, for those services shall be immune from civil liability except where the injury or damage was a result of:

- A. Gross negligence or willful misconduct;
- B. A crime, unless the person had reasonable cause to believe that the act was lawful;
- C. A transaction that resulted in an improper personal benefit of money, property, or service to the person; or
- D. An act or omission that is not in good faith and is beyond the scope of authority of the corporation pursuant to law or the corporate charter.

SECTION 2. INDEMNIFICATION.

The directors, officers, committee members, employees, and other volunteers of the Chapter shall be indemnified and held harmless by the Chapter from and against any and all expenses (including attorneys' fees and disbursements) and claims for liability arising in connection with their positions or activities on behalf of the Chapter to the full extent permitted by law.

ARTICLE X: MISCELLANEOUS

SECTION 1. FISCAL YEAR.

The fiscal year of the Chapter shall be determined by the Board of Directors.

SECTION 2. CONTRACTS, CHECKS, DRAFTS, ETC.

Except as otherwise provided in these Bylaws, all contracts and all checks, drafts, notes, acceptances, endorsements and other evidences of indebtedness may be executed on behalf of the Chapter only by the President, the Executive Director or such other officers and agents of the Chapter as the Board of Directors or the Executive Committee may authorize.

SECTION 3. LOANS.

No loans shall be made or obtained on behalf of the Chapter, and no negotiable instruments other than checks shall be issued in its name, unless and except as authorized by the Board of Directors.

SECTION 4. DEPOSITS.

Unless otherwise directed by the Board of Directors, all funds of the Chapter shall be deposited in such depositories as the Executive Committee may select.

SECTION 5. PROCEDURES.

All meetings of the Members, the Board of Directors and the Executive Committee shall be governed by the rules set forth in the latest edition of Robert's Rules of Order, Newly Revised, as long as such rules are not in conflict with these Bylaws or with rules and procedures established by the Board or the Executive Committee. By majority vote, the Board of Directors may vote to suspend Robert's Rules of Order.

SECTION 6. USE OF FUNDS AND DISSOLUTION.

The Chapter shall use its funds only to accomplish its stated purpose and objectives. Upon dissolution of the Chapter, all of its assets shall be distributed to CAI, or its successor.

SECTION 7. LOSS OF CHARTER.

This chapter may be decertified by a vote of the Board of Trustees, as provided in the policies and procedures of CAI. In such event, the Chapter agrees to be bound by the CAI policies.

SECTION 8. WAIVER OF NOTICE.

Whenever any notice is required to be given under applicable law, the Articles of Incorporation or these Bylaws, a waiver of such notice in writing signed by the person entitled to such notice, whether such waiver is signed before or after the time for notice has expired, shall be deemed the equivalent of the giving of such notice.

CHAPTER BYLAWS

ARTICLE X: MISCELLANEOUS *CONTINUED*

SECTION 9. TRANSITIONAL PROCEDURES. Any and all actions taken pursuant to the Bylaws of the Chapter in effect prior to the date of adoption hereof shall remain in full force and effect unless and until expressly changed or revoked pursuant hereto.

SECTION 10. RULES OF CONSTRUCTION. The following rules of construction shall apply to the interpretation of these Bylaws:

- A. The captions and headings contained in these Bylaws are for convenience of reference only and shall not be construed as a limitation on the scope of any particular article, section or subsection of these Bylaws. The captions may not be used in interpreting the meaning of any article, section or subsection of these Bylaws.
- B. Wherever these Bylaws grant the authority to act or exercise any right or privilege by the Board of Directors, its officers, the Chapter Executive Director or any person referred to in these Bylaws (the "Authorized Party"), there shall be no limitation on the number of times the Authorized Party may exercise the authority, right or privilege granted, unless these Bylaws expressly provide otherwise.
- C. Wherever these Bylaws use the word "including," it shall be deemed to be followed by the words "without limitation," unless expressly stated to the contrary.
- D. If any time period or deadline stated in these Bylaws falls on a Saturday, Sunday or legal holiday, the time period or deadline shall be extended until the next business day.

ARTICLE XI: AMENDMENTS

Subject to the restrictions set forth in California Corporations Code Section 7150(a), these Bylaws may be amended, repealed or altered, in whole or in part, by two-thirds (b) affirmative vote of the Board of Directors at a duly-noticed meeting of the Board. Notwithstanding anything to the contrary herein contained, an amendment of the Bylaws changing the number of Directors must be adopted by the membership as specified in California Corporations Code Section 7151(b). Alternatively, and these Bylaws may be amended, repealed or altered, in whole or in part, by two-thirds (b) affirmative vote of those members present, in person or by proxy, at any duly-noticed meeting of the Chapter at which a quorum is present, provided that a copy of any proposed change shall have been provided to each Chapter Member at least fifteen (15) days prior to such meeting.

Adopted unanimously by the Board of Directors at its October 2024 meeting.

HAVE YOU SEEN IT?



In a time when things change rapidly, we know it can be tough to know what's going on in your CAI Chapter. Luckily, you have a place to get the most up-to date information about CAI-GRIE social events, education expos and online education opportunities.

Register your email at CAI-GRIE.org



Snap Survey

January 2026

201 Respondents
from 34 U.S. states

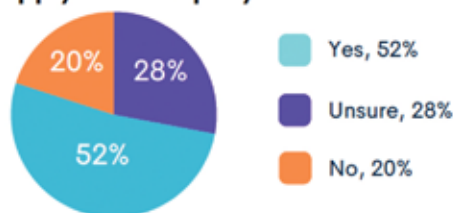
What is your preference for office attendance requirements from your employer?

- 23% Employees working in the office up to four days per week
- 23% Work from the office every day of the work week
- 16% Work from the office one or two days a week (days chosen by individual employees)
- 12% Work from the office one or two days a week (specific days required by my employer for all employees to be in the office the same day)
- 11% Work remotely indefinitely
- 14% Other

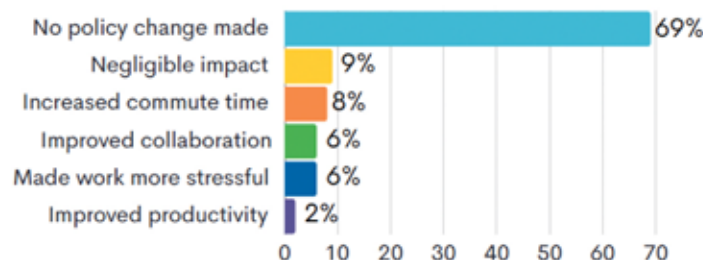
Common Trends

- **Flexibility over fixed location.** Most respondents prefer the ability to work where it makes the most sense—remote, in-office, or hybrid—as long as expectations are clear and work gets done.
- **Role- and community-based attendance.** Many emphasized that office presence should be driven by community needs (meetings, inspections, resident access) and role type, rather than a one-size-fits-all policy.
- **Trust, autonomy, and outcomes matter most.** Respondents frequently cited trust, earned flexibility, and performance-based expectations—preferring autonomy in how they structure their workday over rigid attendance rules.

When looking for a new job, are you more likely to apply to a company with remote work?



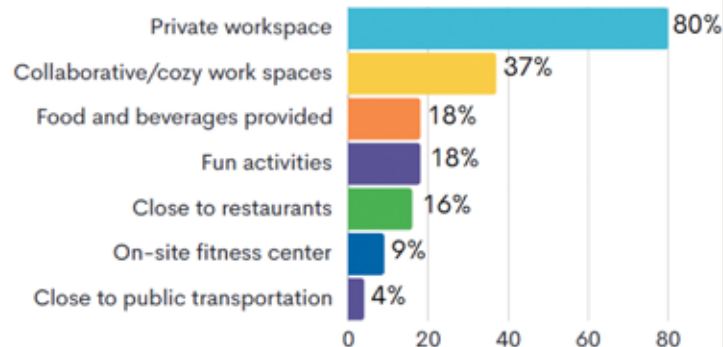
If your company implemented a return-to-office policy in the past two years, how has it affected your work experience?



Which of the following have you experienced from being in the office with colleagues?



What amenities are important to you?



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January 2026

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Designations

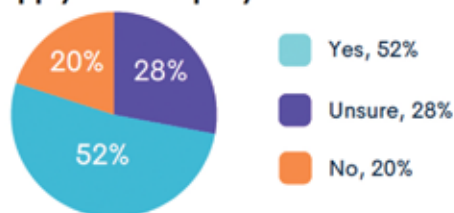
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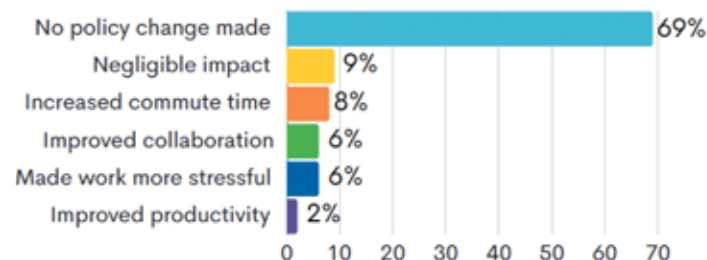
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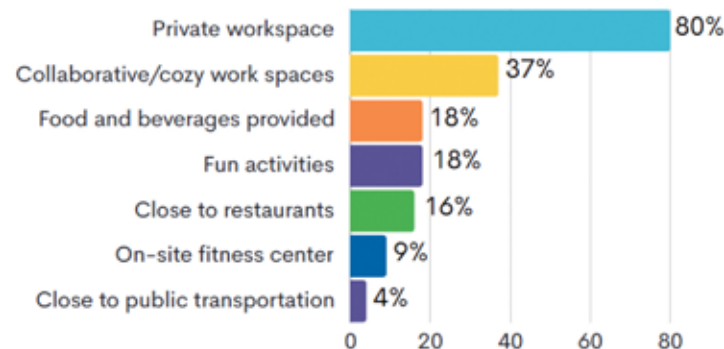
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MEMBER DESIGNATIONS

Congratulations FOR OBTAINING DESIGNATIONS IN 2025

AMS

Michael Bodman, CMCA, AMS
Gabriel Guerrero, CMCA, AMS
Victoria Hall, CMCA, AMS
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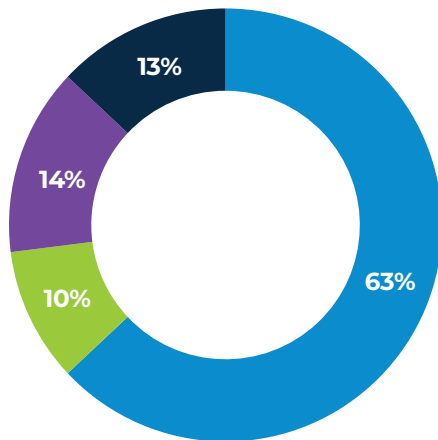
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COMMUNITY ASSOCIATION MEETINGS

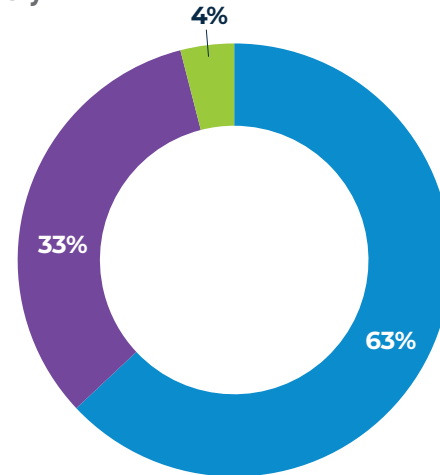
On average, community association residents connect three to four times per year with their community's governing board.

Are your board meetings and annual meetings available for in person, remote, or hybrid participation?



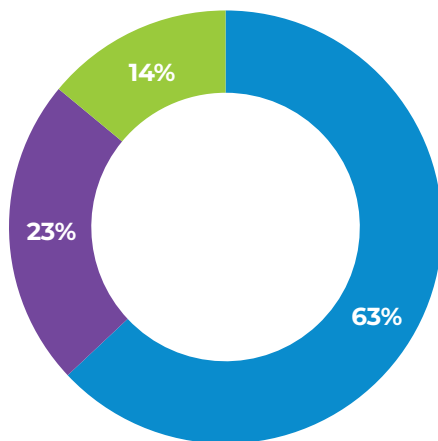
■ In person ■ Hybrid ■ Remote ■ Not sure

Have you been a more frequent attendee of community meetings because they are available remotely?



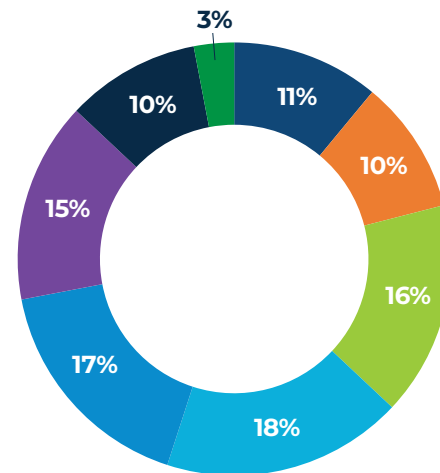
■ Yes ■ No ■ Not sure

Would you be a more frequent attendee of community meetings if they were available remotely?



■ Yes ■ No ■ Not sure

How many times per year, on average, would you say you have contact with your community association board?



■ Zero ■ 1 ■ 2 ■ 3 ■ 4 ■ 5-9 ■ 10 or more ■ Not sure

BUSINESS PARTNERS

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Accountant/CPA

Fitzgerald & Associates, Inc., CPAs

Michael R. Fitzgerald
300 E State St # 501
Redlands, CA 92373-5235
(909) 793-0099
mike@fitzgeraldcpas.com

Fox & Stephens, CPA's

Matthew Holland
9302 Pittsburgh Ave Ste 200
Rancho Cucamonga, CA 91730-5564
(909) 980-6050
mholland@foxandstephens.com

Accountant/CPA

CONTINUED

Newman Certified Public Accountant PC

Nick Newman
2111 Palomar Airport Rd Ste 140
Carlsbad, CA 92011-1419
(844) 566-1824
nick.newman@HOACPA.com

Owens, Moskowitz and Associates, Inc.

John Kraul
27792 El Lazo
Laguna Niguel, CA 92677-3926
(949) 851-5020 (12)
john@raocpa.com

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bevan@amspaving.com

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2200 S Yale St
Santa Ana, CA 92704-4404
(714) 231-0100
teri.braden@bensasphalt.com

Concrete Hazard Solutions, Inc.

Brian Ronald Fischbeck
1525 E McFadden Ave
Santa Ana, CA 92705-4307
(951) 368-4521
brianf@chsolutions.net

GoldStar Asphalt Products

Kortney Burke
1354 Jet Way
Perris, CA 92571-7466
(951) 345-5590
kburke@goldstarasphalt.com

International Paving Services, Inc.

Rosanna Hancey
PO Box 10458
San Bernardino, CA 92423-0458
(909) 794-2101 (130)
Rosanna@ipspaving.com

NPG Asphalt

Kymerli Burke
PO Box 1515
Perris, CA 92572-1515
(760) 822-3258
kymerliburke@npgasphalt.com

Rose Paving, LLC

Omar Rodriguez
600 N Villa Ave Ste A
Villa Park, IL 60181-1734
(708) 459-5517
omar.rodriguez@rosepaving.com

TLG Paving Company

Tom Gilchriese
230 Helicopter Cir
Corona, CA 92878-5031
(951) 735-7200 (201)
tom@tlgpaving.com

United Paving Co.

Tracie Moran
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Mark Thomas Guithues, Esq.
509 N Coast Hwy
Oceanside, CA 92054-2433
(760) 445-1457
mark@attorneyforhoa.com



Delphi Law Group, LLP

James R. McCormick Jr. Esq. CCAL
5868 Owens Ave Ste 200
Carlsbad, CA 92008-5517
(844) 433-5744 (729)
jmccormick@delphiLLP.com

The Naumann Law Firm, PC

Elaine J Gower
10890 Thornmint Rd Ste 200
San Diego, CA 92127-2435
(619) 980-3281
elaine@naumannlegal.com

Attorneys

Adams | Stirling PLC

Candace Lee Schwartz
591 Camino De La Reina Ste 920
San Diego, CA 92108-3185
(800) 464-2817
cschwartz@adamsstirling.com

Beaumont Tashjian

Jeffrey A. Beaumont, Esq.
5008 Chesebro Rd Ste 200
Agoura Hills, CA 91301-2289
(818) 404-1777
JBeaumont@HOAttorneys.com

Berding & Weil, LLP

Shelby Powell
2175 N California Blvd Ste 500
Walnut Creek, CA 94596-7336
(858) 625-3900
spowell@berdingweil.com

Best, Best & Krieger LLP

Jessica Lomakin
2855 E Guasti Rd Ste 400
Ontario, CA 91761-1252
(909) 483-6643 (4943)
jessica.lomakin@bbklaw.com

Attorneys

CONTINUED

Chaix Law

Michelle Chaix
2901 W Coast Hwy Ste 200
Newport Beach, CA 92663-4045
(800) 379-6911
michelle@chaixlaw.com

Community Legal Advisors, Inc.

Mark Thomas Guithues, Esq.
509 N Coast Hwy
Oceanside, CA 92054-2433
(760) 445-1457
mark@attorneyforhoa.com



Delphi Law Group, LLP

James R. McCormick Jr. Esq. CCAL
5868 Owens Ave Ste 200
Carlsbad, CA 92008-5517
(844) 433-5744 (729)
jmccormick@delphiLLP.com

DeNichilo Law, APC

Robert DeNichilo, Esq.
999 Corporate Dr Ste 100
Ladera Ranch, CA 92694-2149
(949) 654-1510
robert@dlawapc.com

Epsten, APC

Jennifer Serrano
3111 Camino Del Rio N Ste 560
San Diego, CA 92108-5725
(800) 300-1707
jserrano@epsten.com



Fenton Grant Kaneda & Litt, LLP

Charles R. Fenton, Esq.
2030 Main St Ste 550
Irvine, CA 92614-7234
(949) 435-3800
cfenton@fentongrant.com

Fiore, Racobs & Powers, A PLC

Diane Weissberg
6440 Oak Cyn Ste 250
Irvine, CA 92618-5211
(949) 727-3111
dweissberg@fiorelaw.com

Flanagan Law, APC

Tim Flanagan, Esq.
6050 Santo Rd Ste 200
San Diego, CA 92124-6102
(619) 489-3100
tim@flanaganhoalaw.com

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Attorneys

CONTINUED

Kasdan Turner Thomson Booth LLP

Ritchie Lipson, Esq.
18100 Von Karman Ave Ste 750
Irvine, CA 92612-8109
(866) 578-3328
rlipson@kasdandclaw.com

Kruger Law Firm

Janet Wilcox
8220 University Ave Ste 100
La Mesa, CA 91942-9321
(619) 589-8800
jwilcox@krigerschuber.com

Petchul Bonkowski, LLP

Dirk Petchul
26473 Rancho Parkway South
Lake Forest, CA 92630
(949) 610-1002
dpetchul@petchulbonkowski.com

RichardsonOber, LLP

Nancy Perez
225 S Lake Ave Ste 950
Pasadena, CA 91101-3005
(626) 449-5577
nancy@roattorneys.com

Attorneys

CONTINUED

Riley Pasek Cauty Seltzer LLP

Jeff Webster
780 San Ramon Valley Blvd Fl 2
Danville, CA 94526-4053
(949) 482-9001
jwebster@rileypasek.com

Roseman Law, APC

Steven Roseman, Esq.
26895 Aliso Creek Rd Ste B2
Aliso Viejo, CA 92656-5301
(310) 266-7004
info@roseman.law

SwedelsonGottlieb

Rochelle Ceballos
One Park Plaza Ste 600
Irvine, CA 92614
(949) 209-4322
rochelle@sghoalaw.com

The Judge Law Firm

James A. Judge, Esq.
300 Spectrum Center Dr Ste 100
Irvine, CA 92618-4965
(949-833-8633 (230)
james@thejudgefirm.com

Attorneys

CONTINUED

The Miller Law Firm

Tracy Neal, Esq.
595 Pacific Ave Fl 4
San Francisco, CA 94133-4685
(310) 871-2238
tneal@constructiondefects.com

The Naumann Law Firm, PC

Elaine J Gower
10890 Thornmint Rd Ste 200
San Diego, CA 92127-2435
(619) 980-3281
elaine@naumannlegal.com

Tinnelly Law Group

Ramona Acosta
33332 Valle Rd Ste 100
San Juan Capistrano, CA 92675-4856
(949) 588-0866 (1012)
ramona@tinnellylaw.com

Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP

Michael W. Rabkin, Esq.
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2655 1st St Ste 250
Simi Valley, CA 93065-1574
(805) 915-4782
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1210 Avid Xchange Ln
Charlotte, NC 28206-3560
(866) 692-1287
cmckinney1@avidxchange.com

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107 Wedgefield Dr
Hilton Head Island, SC 29926-2260
(770) 365-3331
robin@cinccapital.com

Columbia Bank

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15301 Dallas Pkwy Ste 850
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(303) 910-7863
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Enterprise Bank & Trust

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Banking and Financial Services

CONTINUED

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1000 Mansell Exchange W Spc 260A
Alpharetta, GA 30022-8204
(770) 365-3331
robin.storey@myfcbusa.com

First Citizens Bank

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1105 S Euclid St Ste D219
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(213) 604-1746 (4)
Jolen.zeroski@firstcitizens.com

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530 Johnnie Dodds Blvd Fl 2
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trisha.romero@pnfp.com

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(657) 449-0035
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(877) 688-2820
karen.rodriguez@usbank.com

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92 Esencia Dr Unit 823
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(949) 617-8414
luis.desimas@prosoco.com

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31194 La Baya Dr Ste 106
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Construction Defect Attorney

McKenzie Mena, LLP

Matthew Vandersmith
3415 S Sepulveda Blvd Ste 1100
Los Angeles, CA 90034-7090
(818) 395-3999
mvandersmith@mrmcdlaw.com

Ryan Construction Defect Law

Gianna Amaya
300 Carlsbad Village Dr Ste 108A PMB 375
Carlsbad, CA 92008-2990
(760) 518-7055
gianna@ryancdlaw.com

The Naumann Law Firm, PC

Elaine J Gower
10890 Thornmint Rd Ste 200
San Diego, CA 92127-2435
(619) 980-3281
elaine@naumannlegal.com

Construction Defect Contractor

Kennedy Richter Construction

Alana Walker
2549 Eastbluff Dr # 432
Newport Beach, CA 92660-3500
(714) 269-9512
awalker@kennedyrichter.com

Construction Management

AD Magellan

Shannon Smith
432 Vista Village Dr
Vista, CA 92083-4951
(760) 442-5574
Shannon@admagellan.com

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Scott Jolly
18124 Wedge Pkwy PMB 1076
Reno, NV 89511-8134
(714) 719-0134
scott@siteconsultingspecialists.com

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8455 Lenexa Dr
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(913) 725-1330
nkhalid@condocerts.com

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Jeff Price
1001 Avenida Pico Ste C 496
San Clemente, CA 92673-6957
(949) 338-9723
jeff@hoaelections.com

Pro Elections LLC

Abigail Padou
PO Box 659
Murphys, CA 95247-0659
(209) 559-1448
info@pro-ei.com

Simply Voting Inc.

Brian Lack
5160 Decarie
Montreal, QC H3X 2H9
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black@simplyvoting.com

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27472 Portola Pkwy Ste 205 PMB 412
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kevin@thehoaelectionguys.com

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Kurtis Peterson
2794 Loker Ave W Ste 104
Carlsbad, CA 92010-6616
(858) 329-0009
info@theinspectorsofelection.com

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197 Woodland Pkwy Ste 104
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Ronald Chu
18520 Pasadena St Site E
Lake Elsinore, CA 92530-2774
(951) 297-3422
ron@jcsrestore.com

SERVPRO Team Lingurar

Nichole Mowrey
12120 Madera Way Riverside Ca USA
Riverside, CA 92503-4851
(951) 476-5419
Nichole@servpro10100.com

Banking and Financial Services

CONTINUED

Water Damage Rescue, Inc.

Ori Lazarovits
7232 Owensmouth Ave
Canoga Park, CA 91303-1529
(800) 324-4744
info@waterdamagerescue.com

Engineers

Du Mont Engineering

Kevin Du Mont
30386 Esperanza # 100
Rancho Santa Margarita, CA 92688-2118
(949) 709-5300
info@dumontengineering.com

Khatri Int. Civil & Structural Engrs, Architects

Dr. Dilip Khatri
6440 Sky Pointe Dr Ste 140 PMB 299
Las Vegas, NV 89131-4048
(626) 351-4830
dkhatri2006@gmail.com

Environmental Services

Alliance Environmental Group LLC

Alexandra Green
777 N Georgia Ave
Azusa, CA 91702-2207
(626) 862-3984
alexandragreen@alliance-enviro.com

Core Environmental Solutions, Inc

Eleyna Maldonado
855 N Todd Ave
Azusa, CA 91702-2224
(626) 674-1040
eleyna@coreenviro.com

TRUST Environmental Solutions

Jessica Villa-Lovos
317 W Ventura Blvd PMB 1067
Camarillo, CA 93010-9134
(818) 451-3438
Jessica.villa-lovos@trustenv.com

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Parker Anderson
2861 E La Cresta Ave
Anaheim, CA 92806-1817
(951) 205-4920
panderson@fenceworks.us

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lifetimefencesupply@yahoo.com

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PO Box 1736
San Bernardino, CA 92402-1736
(909) 991-5881
Jasonv@ucfence.com

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4915 E Hunter Ave
Anaheim, CA 92807-2058
(800) 807-7566
mdenos@mesagaragedoors.com

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Automated Gate Services, Inc.

Kyle Thompson
1595 E 6th St Ste 101
Corona, CA 92879-1787
megan@automatedgate.com

Gate Services

Superior Gate Services

Scott Osborne
29135 Melby Dr
Lake Elsinore, CA 92532-2344
(855) 747-4283
superiorgate@yahoo.com

General Contractor

Celco Construction Services, Inc.

Jose Tavares
5462 2nd St
Irwindale, CA 91706-2000
(626) 536-4652
jose@celcoservices.com

CM2 & Associates, Inc.

Shahrzad Mansouri
2603 Camino Ramon Ste 200
San Ramon, CA 94583-9137
(510) 499-4171
shahrzad@gocm2.com

Elias Bros. Contractors, Inc.

Jerry C. Elias
1535 E Phillips Blvd
Pomona, CA 91766-5435
(909) 623-6947
jerry@eliasbros.com

EmpireWorks Reconstruction

Chet Oshiro
1682 Langley Ave
Irvine, CA 92614-5620
(888) 278-8200
coshiro@empireworks.com

General Contractor

CONTINUED

Ideate Design-Build, Inc.

John Marsh
1930 Watson Way Ste E
Vista, CA 92081-7994
(833) 443-3283
john@ideatedesignbuild.com

Mason Reconstruction

Michael Zaboth
17330 Newhope St Ste G
Fountain Valley, CA 92708-4225
(714) 721-8227
mzaboth@masonrecon.com

ProTec Building Services

Caleb Henry
10180 Willow Creek Rd
San Diego, CA 92131-1636
(858) 569-1080
chenry@protec.com

Superior Fence & Rail

Daniel Kjellen
800 S Wineville Ave
Ontario, CA 91761-8188
(909) 532-5848
daniel.kjellen@superiorfenceandrail.com

Whitestone Industries

Carlos Corado
7850 White Ln # E283
Bakersfield, CA 93309-7698
(888) 567-2234
ccorado@wsindustries.com

Inspection Services

One Structural Inc DBA Balcony 1

Patty Robledo
19326 Ventura Blvd Ste 200
Tarzana, CA 91356-3032
(XXX)
patty@balcony1.com

Pacific InterWest Balcony Inspection Services

Morgan Stayberg
1600 S Main St Ste 380
Walnut Creek, CA 94596-8817
(925) 939-5500
mstayberg@pacificinterwest.com

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Brian Berg Insurance Services, Inc.

Brian Patrick Berg
25950 Acero Ste 345
Mission Viejo, CA 92691-7923
(888) 791-7069
brian@bbisinc.com

Insurance

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Cline Agency Insurance Brokers

Timothy Cline
12400 Wilshire Blvd Ste 280
Los Angeles, CA 90025-1042
(800) 966-9566 (22)
tim@clineagency.com

CondoLogic

Jeffrey Tirado, CIRMS
7741 Point Meadows Dr Ste 201
Jacksonville, FL 32256-9202
(904) 329-7019 (1001)
Jeffrey.Tirado@condologic.com

Cornerstone Commercial & Personal Insurance Services

Phil Edward Hakopian, CIRMS
9340 Base Line Rd Ste 103
Rancho Cucamonga, CA 91701-5846
(909) 941-9080
phil_hakopian@ajg.com

Distinguished Programs

Paul Zeni
1180 Avenue Of The Americas Fl 16
New York, NY 10036-8401
(212) 297-3100
pzeni@distinguished.com

Golden Alliance Insurance Agency, Inc.

Brian Berce
30495 Canwood St Ste 202
Agoura Hills, CA 91301-4331
(818) 584-8044
brian@goldenallianceinsurance.com

Ian H. Graham Insurance

Tifinni Tegan, CIRMS
200 E Randolph St
Chicago, IL 60601-6436
(312) 841-0115
tifinni.tegan@ianhgrahaminc.com

LaBarre/Oksnee Insurance

Christy Brian
30 Enterprise Ste 180
Aliso Viejo, CA 92656-7111
(949) 716-8764
christyb@hoa-insurance.com

Macdonald Insurance Agency

Sandra Macdonald
17141 Ventura Blvd Ste 202
Encino, CA 91316-4033
(818) 906-1042
jmacdon368@aol.com

Insurance

CONTINUED

NEXTIER Insurance Services, Inc.

Cory Neubauer
120 Vantis Dr Ste 300
Aliso Viejo, CA 92656-2677
(714) 809-6957
CoryNeubauer@NXTins.com

Pirritano Insurance Agency

Peter A Pirritano
2440 S Hacienda Blvd Ste 118
Hacienda Heights, CA 91745-4765
(626) 961-5541
ppirritano@farmersagent.com

Prendiville Insurance Agency

Patrick Garrett Prendiville, CIRMS
24661 Del Prado Ste 3
Dana Point, CA 92629-2805
(949) 407-6322
patrick@prendivilleagency.com

Segal Insurance Agency, Inc. -Farmers Insurance Group

Steven G. Segal
56B 5th St Unit 725
Carmel, CA 93921-8029
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steve@segalins.com

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Anaheim, CA 92806-2128
(800) 660-2092
sarah@ptchoa.com

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27324 Camino Capistrano Ste 213
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(949) 582-5414
m6a2@dwewater.com

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1253 Jensen Dr Ste 103
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(855) 534-3545
dylan.caison@rentokil-terminix.com

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Anthony Abarca
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Hemet, CA 92544-7359
(951) 403-8715
anthony@abarcalandscape.com

Andre Landscape

Jeremy Andre
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Azusa, CA 91702-1333
(877) 263-7305
hello@andrelandscape.com

Bemus Landscape, Inc.

Sergio Bortolamedi
PO Box 74268
San Clemente, CA 92673-0143
(909) 841-5980
sergio.bortolamedi@bemus.com

BrightView Landscape Services

John McKay
1960 S Yale St
Santa Ana, CA 92704-3929
(818) 737-2620
John.Mckay@brightview.com

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Kevin Davis
4329 State St Ste B
Montclair, CA 91763-6082
(909) 628-3005
info@clslandscape.com

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Michael Batista
PO Box 2772
Chino, CA 91708-2772
(909) 590-7780

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greg@enhancedlandscape.com

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6850 Brockton Ave Ste 214
Riverside, CA 92506-3827
(949) 378-2364
nick@everthrivelandscape.com

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larry.rudd@mariposa-ca.com

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(760) 727-9719
kpaopao@nisshoca.com

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28042 Avenue Stanford Unit E
Valencia, CA 91355-1157
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23091 Arroyo Vis
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(949) 412-5207
khoran@oclm.com

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PO Box 117
Norco, CA 92860-0117
(866) 883-9297
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586 N Teakwood Ave
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Carlos.Razo@rcgreentouch.com

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1156 N Grove St
Anaheim, CA 92806-2109
(714) 630-5300
rgsland@rgsls.com

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Jason Jackson
45100 Golf Center Pkwy Ste E
Indio, CA 92201-7325
(760) 996-1285
Jason@swlandscape.net

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Sharon Wandler
26415 Summit Cir
Santa Clarita, CA 91350-2991
Swandler@staygreen.com

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Jose Orozco
1613 Deanna Way
Redlands, CA 92374-4714
(909) 435-5586
jorozco@uslandscapeinc.com

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Valerie Hernandez
739 W Katella Ave Ste B
Orange, CA 92867-4634
(714) 538-3788
valerie@vplinc.com

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2351 McGaw Ave
Irvine, CA 92614-5831
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(310) 925-9001
alexandria@buildinglink.com

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Juliana Cifuentes
3055 Breckinridge Blvd Ste 310
Duluth, GA 30096-7562
(678) 205-1465 (2168)
juliana.cifuentes@cincsystems.com

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4960 S Gilbert Rd Ste 1 PMB 434
Chandler, AZ 85249-5982
(480) 802-4284
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Craig D. Aron
9620 Ridgehaven Ct Ste A
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(310) 963-3081
craig.aron@imailtracking.com

RealPage for Associations

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2201 Lakeside Blvd
Richardson, TX 75082-4305
(XXX)
monica.waugh@RealPage.com

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469 E Harrison St Ste D
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(714) 380-9796
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Allison Lewis
1955 N Main St
Orange, CA 92865-4101
(949) 293-6437
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23422 Mill Creek Dr Ste 100
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(949) 939-2734
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mark@primeco.com

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(714) 960-2700
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daniel.g.fell@sherwin.com

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Russell Phillips
1291 W State St
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(909) 923-5795
estimating@vertexcoatings.com

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2020 E Orangethorpe Ave
Fullerton, CA 92831-5327
(XXX)
kbahena@vistapaint.com

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Natalie Clark
1131 Endeavor Dr Ste 100
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(909) 980-4059
natalie@waddellpainting.net

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Dan Fox
13655 Redwood Ct
Chino, CA 91710-5516
(909)-591-9551
dfox@animalpest.com

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12155 Magnolia Ave Ste 10B
Riverside, CA 92503-4905
(877) 535-4833
rserdoz@elitepestmanagement.net

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7322 Walnut Ave
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joshua.grass@fennpest.com

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Richard Ortega
1331 Morena Blvd Ste 300
San Diego, CA 92110-1598
(619) 668-1958
richard.ortega@lloydpest.com

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Dara Pontiakos
16661 Millikan Ave
Irvine, CA 92606-5028
(949) 237-0155
darap@newportexterminating.com

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Eric Johnson
10625 Scripps Ranch Blvd Ste F
San Diego, CA 92131-1012
(858) 277-2228
ejohnson@paynepestmgmt.com

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joe@upperhandpest.com

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31805 Temecula Pkwy # 161
Temecula, CA 92592-8203
(951) 775-9595
jim@completepoolinc.com

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Kevin Kelly
1335 Deventer Dr
La Verne, CA 91750-1932
(909) 802-0272
kellypool1@hotmail.com

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Mentone, CA 92359-0865
(909) 792-7665
james@pacific-pools.com

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(818) 481-2627
danny@repipe1.com

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3890 11th St # 100
Riverside, CA 92501-3571
(951) 684-0157
aportune@arsinc.com

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3200 Guasti Road Ste 100
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25120 Las Palmeras
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McCaffery Reserve Consulting

Brian McCaffery, RS
1044 Arcadia Rd
Encinitas, CA 92024-4601
(858) 764-1895
brian@mccafferyreserveconsulting.com

Reserve Advisors, LLC

Andrew Stoutenburg, RS
400 W Main St Ste 104
Round Rock, TX 78664-5809
(512) 906-0744
andrew@reserveadvisors.com

Reserve Studies Inc.

Scott Clements, RS
17315 Studebaker Rd Ste 213
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scott@reservestudiesinc.com

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SCT Reserve Consultants, Inc.

Michael C. Graves, RS
PO Box 890129
Temecula, CA 92589-0129
(951) 296-3520
mike.g@sctreserve.com

Strategic Reserves

Karla Amador
PO Box 893009
Temecula, CA 92589-3009
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kamador@src-reservestudy.com

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(714) 564-7600
jhouck@whyrepipe.com

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(888) 432-4373
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14142 Denver West Pkwy Ste 190
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(682) 666-1493
badamczyk@johnslyng.com

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9328 Narnia Dr
Riverside, CA 92503-5635
(951) 588-6175
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777 S Lugo Ave
San Bernardino, CA 92408-2235
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187 W Orangethorpe Ave Ste 101
Placentia, CA 92870-6932
(866) 996-6990
dcowan@csapatrol.com

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Jason R. Logsdon
5820 S Eastern Ave Ste 210
Las Vegas, NV 89119-3032
(702) 852-6700 (404)
jrandall22@hotmail.com

Platinum Security, Inc.

Jennifer M Felder
242 E Airport Dr Ste 204
San Bernardino, CA 92408-3450
(909) 863-1800
jfelder@platinumsecurity.com

Power Security Group Inc

Sid Hashemi
1390 W 6th St Ste 114
Corona, CA 92882-3553
(951) 283-9661
sid@pssca.com

Redwood Private Security

Jason Berckart
473 E. Carnegie Drive
San Bernardino, CA 92408
(909) 435-4051
jberckart@redwood-security.net

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Christopher Bair
430 N Vineyard Ave Ste 335
Ontario, CA 91764-5456
(909) 284-9745
christopher.bair@securitasinc.com

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Korey Bosworth
26632 Towne Centre Dr Ste 300
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(619) 643-1253
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Scott Hugie
1884 Woodlawn St
Upland, CA 91786-4238
(909) 373-6914
shugie@qualitystreetservice.com

Street Sweeping/Janitorial

Espinoza's Clean Sweep, Inc.

Cindy Espinoza
40575 California Oaks Rd # 287
Murrieta, CA 92562-5797
(951) 304-1478
cindy@espinozascleansweep.com

Telecommunications

Kings III Emergency Communications

Jorge Ramirez
751 Canyon Dr Ste 100
Coppell, TX 75019-3857
(972) 706-7094
jramirez@kingsiii.com

Spectrum Community Solutions

Doug Bassett
550 Continental Blvd
El Segundo, CA 90245-5049
(310) 765-3303
doug.bassett@charter.com

The HOA Pros Podcast

Kara Foley
2030 Main St Ste 550
Irvine, CA 92614-7234
(949) 378-3890
karafoley75@yahoo.com

Tree Care Services

A Plus Tree, LLC

Kenji Sweeney
6412 S 900 E Ste 201
Murray, UT 84121-6050
(310) 871-8872
marketing@aplustree.com

California Tree Service

Marko Lazetic
1011 E Mission Rd Ste A
San Marcos, CA 92069-3039
(951) 933-7773
marko@caltreeservice.com

Tree Care Services

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Four Seasons Tree Care, Inc.

Kara Moorman
975 Linda Vista Dr
San Marcos, CA 92078-2611
(760) 477-7955
kara@fourseasonstc.com

The Arbor Group

Marco Macias
15642 Sand Canyon Ave Unit 50037
Irvine, CA 92619-5201
(626) 607-8839
mmacias@thearbgrp.com

Tree Pros, Inc.

George Olekszak
PO Box 1066
Chino, CA 91708-1066
(909) 762-4623 (6)
george@treepros.com

Utility/Solar/Energy Services

Metering and Billing Solutions

Bill Vuyancih
PO Box 2830
Fallbrook, CA 92088-2830
(760) 728-1295
sales@meternetusa.com

Water Systems Maintenance

StormWater Pros LLC

Ryane Scott
1640 S Stapley Dr Ste 235
Mesa, AZ 85204-6666
(480) 926-1003
rscott@stormwaterproslc.com

Water Systems Maintenance, Inc.

Kirk Soule
856 N Elm St Ste K
Orange, CA 92867-7911
(714) 997-2770
kirksoule@aol.com

Waterproofing/General Contractor

Empire Waterproofing Inc.

Gary Conrad
10491 Calabash Ave
Fontana, CA 92337-7009
(951) 712-2651
hq@empirewaterproofing.com

Websites/Internet Service Providers

Hotwire Communications

William Brady
67527 N Portales Dr
Cathedral City, CA 92234-3580
(510) 258-9976
william.brady@hotwirecommunication.com

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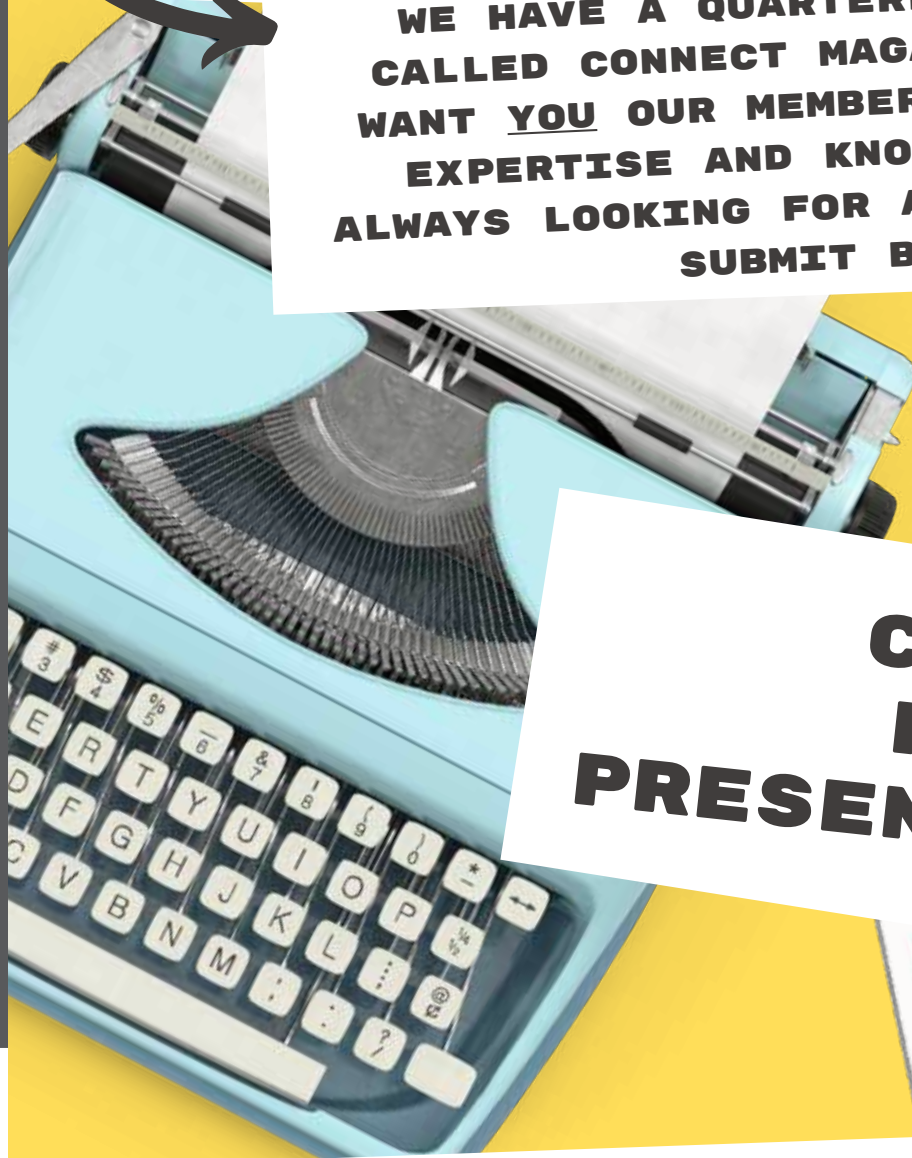


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SUPPORT CLAC'S BUCK-A-DOOR CAMPAIGN

The California Legislative Action Committee (CLAC) is a volunteer committee of the Community Associations Institute (CAI), consisting of homeowners and professionals serving homeowner associations (HOAs).

We safeguard and improve the community association lifestyle and your property values. The legislation we monitor, support, or oppose has a direct impact on the communities you live in, work with or manage. The Buck-A-Door campaign allows community association residents to have a voice at the State Capitol.

WHY WE NEED YOUR HELP.

In any given year, there are several pieces of legislation introduced that impact California community associations. This year, there are many poorly written bills being considered by legislators that will worsen the statewide housing affordability crisis by:

- Making elections more expensive
- Increasing the likelihood of lawsuits
- Prohibiting local control

We need your help now to continue to educate legislators and build positive relationships on your behalf. Last year we were successful in defeating S.B. 1265 (Wieckowski), and we must do the same for S.B. 323. In order to maintain our success, we rely on your support. Your donation makes our legislative advocacy and outreach efforts possible. Please consider donating a \$1 per door (or more) so we can represent your community voice at the Capitol.

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B

Canterbury Court Homeowners Association
Canyon Tree Homeowners Association
Cobblestone in Pomona Homeowners Association
College Park Community Association

D

Dutch Village Master Association

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Estates at Canyon Crest Riverside, Inc.

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Fairway Canyon Community Association

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Gabion Ranch Master Association

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Heritage Lake Master Association
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K

K. Hovnanian's Four Seasons HOA

L

La Paloma at the Corona Ranch Homeowners Association

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Marks Management Group
Monterado Community
Morgan Hill Homeowners Association

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Riverside Sun City Home Owners Association

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Shady Trails Community Association
Solera at Apple Valley Community Association
Solera Oak Valley Greens Association
Sommers Bend AA Planning Area Assoc.
Sommers Bend Master Maintenance Association
Stonebrook Estates Community Association
Sun Chase Homeowners Association
Sun City Civic Association
Sun Lakes Country Club HOA
Sunnymead Ranch Planned Community Association
Sunnymead Ranch Planned Community Association
Temeku Hills Master Assoc.

T

The Colony at California Oaks Homeowners Association
The Groves Owners Association

U, V

Verandas at Apple Valley Association
Villa Avanti Association

W

Warm Spring Knolls Homeowners Association
Wolf Creek Maintenance Corporation

X, Y, Z

2026 OUTLOOK

Community Associations Poised for Continued Growth with Stabilizing Housing Market

By: Foundation for Community Association Research

The 2026 housing market is expected to build on the stabilization that began in 2025, with improvements in inventory, sales activity, and affordability. While mortgage rate fluctuations remain a key variable, most forecasters anticipate moderate rates and a more balanced market. Community association housing—encompassing planned communities, condominiums, and cooperatives—is projected to remain resilient and a preferred choice for millions of Americans.

Key Trends in 2026

Rising Inventory Levels

Housing inventory is expected to increase, driven by steady new construction and more homeowners listing properties as mortgage-rate lock-in pressures ease.

Recovery in Home Sales

Following gains in 2025, sales activity is projected to strengthen as affordability improves and buyers re-enter the market.

Modest Price Appreciation

National home prices are forecast to grow 2–3%, reflecting a balanced market and slower inflation in housing.

More Predictable Mortgage Rates

Mortgage rates are expected to stabilize, with some forecasts suggesting mid-5% levels by late 2026.

Sustained Construction Activity

New housing construction should remain near long-term norms, easing inventory pressures in high-growth regions without fully resolving the national supply shortage.

Growth in Community Associations

Community associations continue to expand as developers, planners, and local governments favor planned communities to support housing growth. According to the Foundation for Community Association Research:

- 3,000–4,000 new associations are expected in 2026.
- Nearly 80 million Americans live in associations, representing one-third of U.S. housing.
- The total number of associations is projected to grow from approximately 373,000 in 2025 to 377,000 in 2026.
- These communities remain attractive to buyers due to amenities, predictable governance, and standards that support property values.
- Stability and Benefits of Community Association Living

Community associations have grown rapidly since the 1970s, especially among condominium and townhome buyers seeking proximity to jobs, schools, and transit. Planned communities also allow municipalities to manage services efficiently, including:

- Trash and recycling
- Stormwater infrastructure
- Snow removal
- Roadway and sidewalk maintenance
- Shared amenities

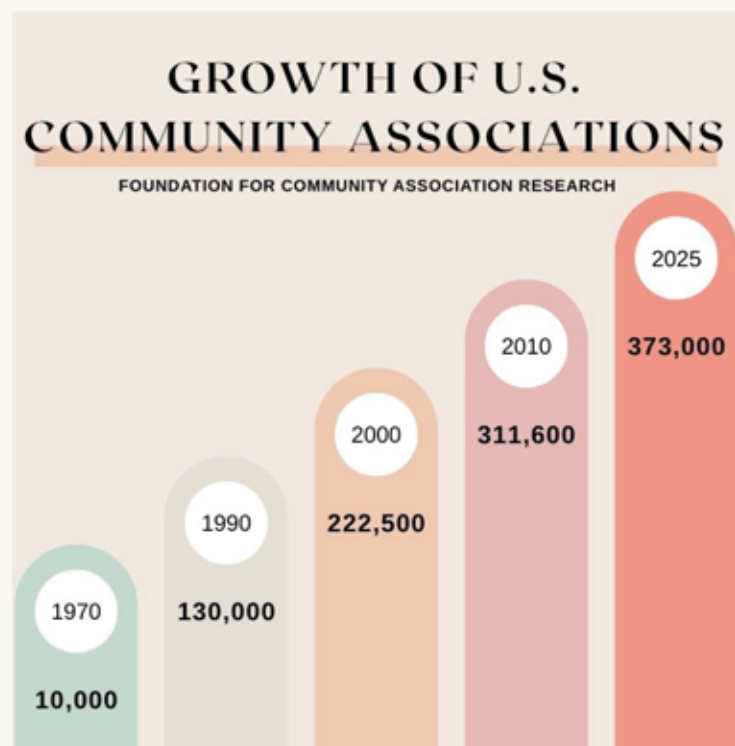
This model supports sustainable growth without major taxpayer burdens.

Insights from the Homeowner Satisfaction Survey

The 2024 Homeowner Satisfaction Survey (Zogby Analytics) highlights continued resident satisfaction:

- 86% rate their overall experience as very good, good, or neutral
- 82% say elected boards serve the community's best interests
- 72% find community managers provide value
- 87% say association rules protect or have no effect on property values

For more statistics, see the Community Association Fact Book.



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Individual Community Managers by Company *Alphabetically*

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Glen Ivy RV Park Owners Association

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Alfi Avila	68
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Vintage Group

Debra A. Vis, CMCA	69
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Vintage Management Consultants

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Wheeler Steffen Property Management

Bernadette Madrid-Subia	70
Bridget Dawn Newman	70
Paul Steffen	70

Individual Membership

Audrey Teagan Tucker, CMCA

40981 Lacroix Ave
Murrieta, CA 92562-6318
(443) 472-6186
audreyboales@gmail.com

Carmen Peña, CMCA, AMS

49880 Ottawa Ct
Aguanga, CA 92536-9548
(619) 920-6825
mmp0930@gmail.com

Courtney Fischer

851 Blossomcreek Ln
Corona, CA 92878-7777
(714) 350-8550
riverfishers@yahoo.com

Dana Haygood

25248 Meadow Walk St Unit 3
Murrieta, CA 92562-7658
(386) 283-7682
dana391248@aol.com

Deirdre Bitting, CMCA, AMS

32200 Corte Florecita
Temecula, CA 92592-6351
(951) 491-5137
dmarshall59@hotmail.com

Eddie Ham Casares

515 New Jersey St Ste C
Redlands, CA 92373-6249
(909) 798-7201
ecasares2013@gmail.com

Eryn Sisk, CMCA, AMS

PO Box 391168
Ana, CA 92539-1168
(760) 415-5588
siskinanza763@earthlink.net

Heather Killian, AMS, PCAM

504 Doubletree Ct
Inman, SC 29349-7178
(951) 310-6923
dnhkillian@rocketmail.com

Janet Ward

234 E Fern Ave Apt 201
Redlands, CA 92373-6056
(909) 793-6113
tenja33@msn.com

Jennifer Renee Jarman

1345 Bannock St
Beaumont, CA 92223-3207
(951) 742-3969
jennjarman87@gmail.com

Individual Membership

CONTINUED

Kathryn Elizabeth Bertolette

22931 Charles St
Wildomar, CA 92595-7914
(760) 519-4945
kebertolette@gmail.com

Kelly Adair

24323 Kentucky Derby Way
Murrieta, CA 92562-6139
(760) 703-2668
KellyAdair@protonmail.com

Laura Ruth Hurst Brown, CMCA

24670 Amor Ct
Wildomar, CA 92595-6501
(760) 216-3394
lhurstbrown@gmail.com

Matthew Parrish, Sr., CMCA, AMS

127 E State St
Redlands, CA 92373-4755
(909) 838-6251
mattparrish70@gmail.com

Mitzi Jimenez Garcia, CMCA, AMS

209 McIntosh Dr
Hemet, CA 92544-4550
(951) 210-5107
jimenez.mitzi@icloud.com

Terry Kammes, CMCA, AMS

416 Whitewater Dr
Irmo, SC 29063-7850
(951) 553-4048
terrykammes29@gmail.com

Thomas Clyne, AMS

27811 Portal Way
Menifee, CA 92585-9075
(951) 326-6216
tclyne2013@gmail.com

Tiffany C Neal

PO Box 24
Big Bear Lake, CA 92315-0024
(571) 320-3924
tiffany.neal@lagonitalodge.com

Vanessa Wuestewald, CMCA, AMS, PCAM

4411 Bee Ridge Rd PMB 490
Sarasota, FL 34233-2514
(909) 553-6153
vwuestewald@yahoo.com

Naidin Mariella Peralta

4610 Lakewood Dr
San Bernardino, CA 92407-3337
(323) 975-5556
peraltanaidin@gmail.com

Action Property Management, Inc.

Alia Navarro, CMCA

17601 Orange Ct
Fontana, CA 92335-4024
(949) 450-0202
anavarro@actionlife.com

Aurora Collinsworth

3131 Arlington Ave Apt 3
Riverside, CA 92506-3238
(951) 310-8122
acollinsworth@actionlife.com

Brinna M. Kerrick, CMCA, AMS

31736 Quilt Way
Menifee, CA 92584-4959
(951) 729-0431
bkerrick@actionlife.com

Elizabeth Dawn Mefford

2603 Main St Ste 500
Irvine, CA 92614-4261
(951) 575-7321
emefford@actionlife.com

Elizabeth Rose Wood, CMCA

26858 Eagle Run St
Corona, CA 92883-6264
(909) 261-0634
bwood@actionlife.com

Erica Nicole Kreutzer

320 Commerce Ste 200
Irvine, CA 92602-1363
(949) 491-5058
ekreutzer@actionlife.com

Gabriel Guerrero, CMCA, AMS

320 Commerce Ste 200
Irvine, CA 92602-1363
(951) 866-0281
gabriel.guerrerojr@gmail.com

Gayle D. Kimes, CMCA

2605 E Date Palm Paseo Apt 2158
Ontario, CA 91764-4668
(909) 223-6200
gdkimes59@gmail.com

Lea Wilkins Thomas

1250 Corona Pointe Ct Ste 201
Corona, CA 92879-1780
(949) 450-0202
lthomas@actionlife.com

Scott A. Sears, CMCA, AMS

320 Commerce Ste 200
Irvine, CA 92602-1363
(818) 207-0782
ssears@actionlife.com

Action Property Management, Inc.

CONTINUED

Susan M. Elmorabit, AMS, PCAM

320 Commerce Ste 200
Irvine, CA 92602-1363
(425) 890-9304
selmorabit@actionlife.com

Tiffany Gamble

1250 Corona Pointe Ct Ste 303
Corona, CA 92879-1781
(949) 450-0202
tiffanygamble@actionlife.com

Valerie A. Raboin

28675 Avenida Marbella
Menifee, CA 92584-8114
(951) 409-8787
vraboin@actionlife.com

Sheila Malekzadeh

707 Wilshire Blvd Ste 1475
Los Angeles, CA 90017-3577
(800) 400-2281
begin@actionlife.com

Alliance Association Management

Jaycee Gerber

42111 Avenida Alvarado Ste E2
Temecula, CA 92590-3407
(951) 497-5782
jaycee@thealliancemgt.com

Matthew Joseph Jeffrey, CMCA

32113 Rambling Ct
Winchester, CA 92596-9689
(951) 491-5143
mattjoejeff@gmail.com

Steven Penn, CMCA, AMS

42111 Avenida Alvarado Ste E2
Temecula, CA 92590-3407
(951) 412-1662
steven@thealliancemgt.com

Anderson HOA Management

Jeffrey G Anderson, CMCA, AMS

221 Exeter Way
Corona, CA 92882-8505
(323) 947-5885
jeff@ahoamgt.com

Associated Asset Management, LLC.

Tamara K. Steigely, CMCA

40210 Donomore Ct
Temecula, CA 92591-1611
(951) 326-0904
tamjef@hotmail.com

Association Management & Support Services, Inc.

James Dirk Parsons

14780 Pipeline Ave Ste A Ste E
Chino Hills, CA 91709-6029
(909) 444-7655
jparsons@amsshhome.com

Avalon Management Group, Inc.

Benna Duenas, CMCA, AMS

43529 Ridge Park Dr
Temecula, CA 92590-3690
(760) 518-7210
benna@avalonweb.com

Jamila Stoker, CMCA, AMS

31608 Railroad Canyon Rd Ste A
Canyon Lake, CA 92587-9556
(951) 837-9175
jamilastoker1@gmail.com

John Ellett, CMCA

43529 Ridge Park Dr
Temecula, CA 92590-3690
(951) 699-2918 (103)
john@avalonweb.com

John Thorpe, AMS, PCAM

31840 Calle Vimianzo
Temecula, CA 92592-3940
(951) 526-6458
j.thorpe@avalonweb.com

Kelsey Ray, CMCA

27562 Watercrest Dr
Menifee, CA 92585-3158
(951) 532-7295
kelseyjoyray@gmail.com

Lana Hamadej, PCAM

31608 Railroad Canyon Rd Ste A
Canyon Lake, CA 92587-9556
(951) 244-0048 (118)
lana@avalonweb.com

Lori Palomo, AMS

31608 Railroad Canyon Rd Ste A
Canyon Lake, CA 92587-9556
(951) 244-0048 (102)
lori@avalonweb.com

Marc Murano, CMCA

31608 Railroad Canyon Rd Ste A
Canyon Lake, CA 92587-9556
(909) 740-5607
marcmurano@gmail.com

Mariela Limon

26850 Sun City Blvd
Sun City, CA 92586-2948
(951) 679-2311
marielaglimon@gmail.com

Avalon Management Group, Inc.

CONTINUED

Michael Bodman, CMCA, AMS

31608 Railroad Canyon Rd Ste A
Canyon Lake, CA 92587-9556
(951) 699-2918 (145)
michael@avalonweb.com

Nicole Mandie Spiegelhalter, CMCA, AMS, PCAM

31608 Railroad Canyon Rd Ste A
Canyon Lake, CA 92587-9556
(951) 721-1106
nsiegelhalter@yahoo.com

Norma Zermeno, AMS, PCAM

26850 Sun City Blvd
Sun City, CA 92586-2948
(951) 679-2311
manager@Suncitycivic.com

Sarah Alicia Signorino, CMCA

31748 Canyon Estates Dr
Lake Elsinore, CA 92532-0414
(714) 616-0038
sarahfreihoff@gmail.com

Traci Russell, CMCA, AMS

43529 Ridge Park Dr
Temecula, CA 92590-3690
(951) 699-2918
traci@avalonweb.com

Valeria Jazmin Zavala

31608 Railroad Canyon Rd Ste A
Canyon Lake, CA 92587-9556
(951) 485-2020
msc@morenovalleyranch.com

Mark Jones, AMS, PCAM

31608 Railroad Canyon Rd Ste A
Canyon Lake, CA 92587-9556
(951) 244-0048 (101)
mjones@avalonweb.com

**California Curb Appeal
Real Property Specialists**

Roberta Albano, CMCA

1881 Commercenter E Ste 222
San Bernardino, CA 92408-3479
(909) 601-7069
bobbie@calcurbs.com

Cannon Management

Roseanne Zemming

6349 Riverside Ave Fl 2
Riverside, CA 92506-3163
(951) 354-5365
roseannezemming@cannonmanagement.com



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Canyon Lake Property Owners Association

Harmony E Mcnaughton, CMCA
 31512 Railroad Canyon Rd
 Canyon Lake, CA 92587-9400
 ((951) 742-0664
 harmonymcnaughton@gmail.com

CDS Management

Leann R Bobbitt, CMCA
 7344 Aplin St
 Highland, CA 92346-6249
 ((909) 863-0500
 leann@cdsmanagement.net

Citrus HOA Management

Jan Marie Hudson, CMCA, AMS, PCAM
 127 E State St
 Redlands, CA 92373-4755
 ((909) 389-8128
 jan.hudson10@gmail.com

Jeffrey Gupta
 1205 Begonia Ct
 Redlands, CA 92374-5404
 ((951) 396-9920
 jeffh8713@gmail.com

City of San Jacinto

Robert Johnson
 595 S San Jacinto Ave
 San Jacinto, CA 92583-4134
 ((951) 529-0660
 rjohnson@sanjacintoca.gov

ClaraVista Management Group, LLC

Heather J Stevenson
 4160 Temescal Canyon Rd Ste 401
 Corona, CA 92883-4626
 ((714) 749-2179
 Heather@claravistaPM.com

Cohere Life, Inc.

Jennifer Ann Sanders, CMCA, AMS
 7969 Royce Ave
 Hesperia, CA 92345-7561
 ((760) 991-5988
 jsanders@coherelife.com

Condominium Management Services

Michael Brian McCarthy, CMCA, AMS
 675 W Foothill Blvd Ste 104
 Claremont, CA 91711-3475
 ((909) 399-3103 (334)
 mike@cmsgmt.com

Jim McCarthy, Jr., CMCA, AMS
 675 W Foothill Blvd Ste 104
 Claremont, CA 91711-3475
 ((909) 399-3103 (313)
 jimjr@cmsgmt.com

Desert Resort Management

Devon Morse, CMCA
 39912 Chalon Ct
 Temecula, CA 92591-2030
 ((909) 532-9348
 dmorse@equitymgt.com

Rosie Galla, CMCA, AMS, PCAM
 42635 Melanie Pl Ste 103
 Palm Desert, CA 92211-9113
 ((760) 346-1161
 rgalla@drmineternet.com

DMB Development

Jeanean Gillespie, CMCA, AMS, PCAM
 13440 Goldmedal Ave
 Chino, CA 91710-8354
 ((909) 636-1825
 jeaneanie@yahoo.com

Elite Community Management

Heather Del calzo
 38760 Sky Canyon Dr Ste C
 Murrieta, CA 92563-2562
 ((951) 970-0904
 Heather@elitemanagement.com

Timothy McLean, Sr., CMCA, AMS
 38760 Sky Canyon Dr Ste C
 Murrieta, CA 92563-2562
 ((951) 699-1220 (203)
 tim@elitemanagement.com

Timothy Michael McLean, Jr., CMCA, AMS
 38760 Sky Canyon Dr Ste C
 Murrieta, CA 92563-2562
 ((951) 837-0787
 tj@elitemanagement.com

Timothy McLean, Sr., CMCA, AMS
 38760 Sky Canyon Dr Ste C
 Murrieta, CA 92563-2562
 ((951) 699-1220 (203)
 tim@elitemanagement.com

Equity Management & Realty Services

Aileen Casillas-Moreno
 42430 Winchester Rd
 Temecula, CA 92590-2504
 ((951) 296-5640
 acasillas@equitymgt.com

Audrey Velazquez
 42430 Winchester Rd
 Temecula, CA 92590-2504
 ((951) 375-3838
 avelazquez@equitymgt.com

Brandi Wilson, AMS, PCAM
 32157 Verbena Way
 Temecula, CA 92591-0315
 ((949) 257-7707
 bwilson@equitymgt.com

Claudia Martell
 42430 Winchester Rd
 Temecula, CA 92590-2504
 ((951) 375-3813
 cmartell@equitymgt.com

Danielle Nicole Lampreda, CMCA, AMS
 42430 Winchester Rd
 Temecula, CA 92590-2504
 ((408) 483-6409
 dlampreda@equitymgt.com

Danisha Little, CMCA
 42430 Winchester Rd
 Temecula, CA 92590-2504
 ((760) 925-2783
 dlittle@equitymgt.com



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dlampreda@equitymgt.com
 www.equitymgt.com

Associa
 Equity Management & Realty Services

Equity Management & Realty Services

CONTINUED

Jade Ochoa

42430 Winchester Rd
Temecula, CA 92590-2504
(951) 296-5640
jochoa@equitymgt.com

Jennifer Elizabeth Gomez

42430 Winchester Rd
Temecula, CA 92590-2504
(760) 925-2783
jgomez@equitymgt.com

Jennifer Williamson

42430 Winchester Rd
Temecula, CA 92590-2504
(951) 375-3838
jwilliamson@equitymgt.com

Kelli Jones

42430 Winchester Rd
Temecula, CA 92590-2504
kjones@equitymgt.com

Mary Reyes

42430 Winchester Rd
Temecula, CA 92590-2504
(951) 296-5640
mreyes@equitymgt.com

Rosaura Reyes, CMCA, AMS

42430 Winchester Rd
Temecula, CA 92590-2504
(951) 296-5640
rreyes@equitymgt.com

Sara Alexander

42430 Winchester Rd
Temecula, CA 92590-2504
(951) 375-3841
sara.alexander@equitymgt.com

Savannah Brown

42430 Winchester Rd
Temecula, CA 92590-2504
(951) 375-3840
sbrown@equitymgt.com

First Choice Community Management, LLC

Kaela Holloway

PO Box 300
Victorville, CA 92393-0300
(877) 462-3421
kaelah@fccmllc.com

Michelle Medina, CMCA

15445 8th St
Victorville, CA 92395-3701
(760) 524-2970
firstchoicecommunitymgt@gmail.com

FirstService Residential California, LLC

Ami Reynaga, CMCA, AMS

9130 Anaheim Pl Ste 110
Rancho Cucamonga, CA 91730-8540
(702) 817-1395
ami.reynaga@fsresidential.com

Amy Alomar, CMCA

25240 Hancock Ave Ste 400
Murrieta, CA 92562-5997
(951) 973-7517
amy.alomar@fsresidential.com

Amy K. Dankel, CMCA

25240 Hancock Ave Ste 240
Murrieta, CA 92562-5991
(951) 551-7622
amy.dankel@fsresidential.com

Andrew Alfred Smeragliuolo

29970 Rancho California Rd Apt 72
Temecula, CA 92591-2946
(951) 973-7532
andrew.s@fsresidential.com

Bridget Irene Dolan, CMCA, AMS

15871 Main Street
Chino, CA 91708
(626) 653-8454
bridget.dolan@fsresidential.com

Christopher Mitchell, CMCA

31166 Robert Rd
Thousand Palms, CA 92276-3392
(760) 409-3836
mitchellcpa@hotmail.com

Christy Abilez, CMCA

9130 Anaheim Pl Ste 110
Rancho Cucamonga, CA 91730
(909) 919-9703
Christy.abilez@fsresidential.com

Christy Towner-Quesada, CMCA, AMS

25240 Hancock Ave Ste 240
Murrieta, CA 92562-5991
(951) 973-7516
christy.towner@fsresidential.com

Danielle Dalley, CMCA

7291 Prelude Way
Fontana, CA 92336-5089
(909) 606-7374
danielle.dalley@fsresidential.com

Darren Mandel, CMCA, AMS, PCAM

9130 Anaheim Pl Ste 110
Rancho Cucamonga, CA 91730
(949) 433-5034
darren.mandel@fsresidential.com

FirstService Residential California, LLC

CONTINUED

Deanna Casillas, CMCA, AMS

32645 Ascot Hill Cir
Wildomar, CA 92595-7771
(951) 830-7717
deanna.casillas@fsresidential.com

Elizabeth Charlot, AMS, PCAM

11 Corte Madera
Lake Elsinore, CA 92532-0200
(310) 279-8849
lizmcharlot@gmail.com

Enrique Abilez

15546 Buckboard Lane
Moreno Valley, CA 92555
(909) 636-1913
Enrique.Abilez@fsresidential.com

Eric Zarr, CMCA, AMS

11270 Harmon Hts
Beaumont, CA 92223-7404
(909) 991-8337
eric.zarr@fsresidential.com

Etanislá Lopez-Ortiz, CMCA

PO Box 1597
Rialto, CA 92377-1597
(951) 769-6647
etanislá.lopez-ortiz@fsresidential.com

Fiori Barton

9130 Anaheim Pl Ste 110 Ste 100
Rancho Cucamonga, CA 91730-8540
(909) 608-2288
fiori.barton@fsresidential.com

Glennon Gray

15241 Laguna Canyon Rd
Irvine, CA 92618-3146
(909) 981-4131
glennon.gray@fsresidential.com

Holly Dillenbeck, CMCA, AMS

25240 Hancock Ave Ste 240
Murrieta, CA 92562-5991
(909) 230-0070
holly.dillenbeck@fsresidential.com

Iris A Afbale

27600 Heritage Lake Dr
Menifee, CA 92585-2627
(951) 246-7678
iris.afbale@fsresidential.com

James Niccoli, CMCA

9130 Anaheim Pl Ste 110 Ste 100
Rancho Cucamonga, CA 91730-8540
(909) 608-2288
james.niccoli@fsresidential.com

FirstService Residential California, LLC

CONTINUED

Jason Robert Ewals, CMCA, AMS

77150 Michigan Dr
Palm Desert, CA 92211-7917
(562) 706-4326
jewals@thelakescc.com

Jay McGuire, CMCA

3218 Clear Lake Rd
Ontario, CA 91761-0408
(213) 909-3267
jeddiem1988@gmail.com

Jonathan Robert Payne, CMCA

41660 Elk Run Dr
Murrieta, CA 92562-2216
(951) 442-1376
Jonpaynesv@gmail.com

Jose Eduardo Orozco Carreon, CMCA

15675 Las Posas Dr
Moreno Valley, CA 92551-1991
(951) 846-7244
Jose.orozco@fsresidential.com

FirstService Residential California, LLC

CONTINUED

Judith Lopez

9130 Anaheim Pl Ste 110
Rancho Cucamonga, CA 91730-8540
(909) 579-6548
Judith.lopez@fsresidential.com

Karen Tillotson, CMCA

25240 Hancock Ave Ste 240
Murrieta, CA 92562-5991
(951) 973-7505
karen.tillotson@fsresidential.com

Kevin Michael Themm, CMCA, AMS

29100 Midway Summit Rd
Menifee, CA 92584-7770
(951) 704-6416
kevin.themm@fsresidential.com

Lynne Cesario, CMCA, AMS

11852 2nd St
Yucaipa, CA 92399-2838
(951) 529-9366
lynne.cesario@fsresidential.com

Michael Spielmann, CMCA

24040 Tobar Ct
Murrieta, CA 92562-4526
(951) 501-9003
spielmann.mike@gmail.com

FirstService Residential California, LLC

CONTINUED

Morgan Malekebu

9130 Anaheim Pl Ste 110
Rancho Cucamonga, CA 91730-8540
(909) 815-6005
morgan.malekebu@gmail.com

Naidin Mariella Peralta

4610 Lakewood Dr
San Bernardino, CA 92407-3337
(323) 975-5556
peraltanaidin@gmail.com

Peggy L Barrientos, CMCA

4955 S Parkplace Ave
Ontario, CA 91762-7233
(909) 923-5028
peggy.barrientos@fsresidential.com

Suzanne Green, CMCA, AMS

5016 Windhill Dr
Riverside, CA 92507-5962
(951) 505-6600
suzanne.green@fsresidential.com

Tona Rachelle Ott

9130 Anaheim Pl Ste 110
Rancho Cucamonga, CA 91730-8540
(909) 896-6954
tona.ott@fsresidential.com



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Corona, CA 92879
T: (951) 279-3934, F: (714) 665-3000
www.optimumpm.com



FirstService Residential California, LLC

CONTINUED

Tony Alvarez

9130 Anaheim Pl Ste 110
Rancho Cucamonga, CA 91730-8540
(909) 330-2110
tony.alvarez@fsresidential.com

Traci Uttecht-Jackson, CMCA

24503 Trilogy Pkwy
Corona, CA 92883-9300
(562) 704-4054
Traci.uttech-Jackson@fsresidential.com

Glen Ivy RV Park Owners Association

Roxanne Kristine Holliday, CMCA, AMS

34922 Lyn Ave
Hemet, CA 92545-3415
(951) 490-2625
roxiegaga@gmail.com

Gold Key Association Management, LLC

Amy Pavlock

237 S Murray Ave
Azusa, CA 91702-4610
(833) 245-2626 (3003)
amyp@gkamco.com

Veronica Money, CMCA, AMS

9111 Carrari Ct
Rancho Cucamonga, CA 91737-1522
(833) 245-2626 (3002)
veronicam@gkamco.com

Greater Inland Empire Chapter

Erica Tenney, CMCA, AMS

900 S Main St Ste 110
Corona, CA 92882-3401
(951) 784-8613
executivedirector@cai-grie.org

Haven Management, LLC

Dan Saldana

9201 Archibald Ave
Rancho Cucamonga, CA 91730-5207
(909) 286-5468
dan@haven-management.net

Incline Consultants Association Management

Nicole Diggs

12345 Mountain Ave Ste N PMB 239
Chino, CA 91710-2783
(909) 590-5951 (1007)
nicole@inclineconsultants.com

Incline Consultants Association Management CONTINUED

Stephanie Lynne St. John, CMCA

3041 Nicole Cir
Morristown, TN 37814-6176
(909) 816-2681
stephaniestjohn552@gmail.com

Frances Diggs, CMCA, AMS

12345 Mountain Ave Ste N239
Chino, CA 91710-2783
(909) 590-5951
Frances@InclineConsultants.com

Keystone Pacific

Alyssa Marie Kraus, CMCA, AMS

5235 Godinez Dr
Fontana, CA 92336-4624
(909) 334-1934
akraus@keystonepacific.com

Cheyenne Prokosh, CMCA

214 S San Jacinto St
Hemet, CA 92543-4518
(951) 593-4891
cprokosh@keystonepacific.com

Cody Edward House, CMCA, AMS

30867 Green Branch St
Menifee, CA 92584-8345
(951) 746-7666
chouse@keystonepacific.com

Fawne Adams, CMCA

3155 Sedona Ct Ste D150
Ontario, CA 91764-6573
(909) 297-2558
fadams@keystonepacific.com

Jennifer Bonnar, CMCA, AMS

9000 Sugarcane Ct
Corona, CA 92883-9151
(951) 245-9102
jbonnar@keystonepacific.com

Kaylin Porritt, CMCA

16775 Von Karman Ave Ste 100
Irvine, CA 92606-4966
(909) 297-2553
kporritt@keystonepacific.com

Kelley Aranda-Gavin, CMCA

119 E Olive St
Corona, CA 92879-2447
(951) 264-0079
ketandm@gmail.com

Melissa Alvarez

41593 Winchester Rd Ste 113
Temecula, CA 92590-4858
(714) 230-9735
malvarez@keystonepacific.com

Keystone Pacific

CONTINUED

Monica Munoz, CMCA, AMS

9236 61st St
Jurupa Valley, CA 92509-4905
(951) 238-0800
mmunoz@keystonepacific.com

Stephanie Fitivale, CMCA

3155 Sedona Ct Ste D150
Ontario, CA 91764-6573
(951-359-2845
sfitivale@keystonepacific.com

Taylor Casey Ramos

3155 Sedona Ct Ste D150 Ste D
Ontario, CA 91764-6573
(909) 275-1852
tramos@keystonepacific.com

Teresa Nicole Trujillo

14008 Ticonderoga Ct
Fontana, CA 92336-3518
(909) 231-0392
teresatrujillo92@gmail.com

Tiffany Cherron Petty, CMCA, AMS

1701 E D St Apt 616
Ontario, CA 91764-5602
(760) 523-6350
tpetty@keystonepacific.com

Matthew Williams, CMCA, AMS, PCAM

240 Commerce Ste 200
Irvine, CA 92602-5005
(949) 777-1160
mattwilliams514@gmail.com

MCF Property Management

Dennis G. Mangerino

PO Box 294326
Phelan, CA 92329-4326
(760) 868-3292
dennis@mcfsservices.net

Theresa L. Mangerino, CMCA

PO Box 294326
Phelan, CA 92329-4326
(760) 868-3292
theresa@mcfsservices.net

Oaks North Community Center

Angel Melgar, CMCA, AMS

PO Box 711482
Santee, CA 92072-1482
(858) 487-0120
amelgar@oaksnorthcommunity.org

Oaks North Community Center

CONTINUED

Annette Chavez

980 Montecito Dr Ste 105
Corona, CA 92879-1793
(714) 508-9070 (396)
AChavez@optimumpm.com

Optimum Professional Property Management, Inc.

Breanna Monae Washington

230 Commerce Ste 250
Irvine, CA 92602-1338
(714) 508-9070 (297)
bwashington@optimumpm.com

Jennifer C. Cano

980 Montecito Dr Ste 105
Corona, CA 92879-1793
(626) 201-2349
jcano@optimumpm.com

LeeAndra M. Compton

980 Montecito Dr Ste 105
Corona, CA 92879-1793
(714) 508-9070
Lcompton@optimumpm.com

Margaret Rahm, CMCA

980 Montecito Dr Ste 105
Corona, CA 92879-1793
(714) 508-9070
mrahm@optimumpm.com

Melissa L. Wudzke

230 Commerce Ste 250
Irvine, CA 92602-1338
(714) 508-9070 (530)
mwudzke@optimumpm.com

Sam Kendig

230 Commerce Ste 250
Irvine, CA 92602-1338
(714) 508-9070 (540)
skendig@optimumpm.com

Serina Marie Bach, CMCA, AMS

270 Cuckoo Dr
San Jacinto, CA 92582-6983
(951) 317-0418
sbach@optimumpm.com

Shelley Reynolds

980 Montecito Dr Ste 105
Corona, CA 92879-1793
(951) 312-2978
shelley@optimumpm.com

Denise Bergstrom, PCAM

230 Commerce Ste 250
Irvine, CA 92602-1338
(714) 508-9070 (396)
dbergstrom@optimumpm.com

PMP Management

Erica Wood

445 S Figueroa St Ste 2310
Los Angeles, CA 90071-1621
(909) 727-4434
ewood@pmpmanage.com

Michelle Lea Anderson, CMCA, AMS

100 Pacifica Ste 210
Irvine, CA 92618-7441
(714) 830-9036
michelleanderson56@gmail.com

Powerstone Property Management

Melissa Pease

27450 Ynez Rd Ste 307
Temecula, CA 92591-4681
(951) 823-1019
mpease@powerstonepm.com

Rene' Decker

9060 Irvine Center Dr Ste 200
Irvine, CA 92618-4623
(949) 716-3998
rdecker@powerstonepm.com

Prime Association Services

Courtney Kisner, CMCA, AMS

41923 2nd St Ste 300
Temecula, CA 92590-2836
(800) 706-7838
courtneykisner@theprimeas.com

Crystal Ramirez-Trujillo

404 Sierra Vista St Apt 28
Corona, CA 92882-2430
(951) 565-0600
crystaltrujillo@theprimeas.com

Isaiah Leon Berry, CMCA

41923 2nd St Ste 300
Temecula, CA 92590-2836
(909) 331-8657
isaiahberry@theprimeas.com

Jenna Ellen Dever, CMCA, AMS

22111 Mustang Ct
Canyon Lake, CA 92587-7623
(760) 300-8649
jennadever@theprimeas.com

Michael Lawrence Hall, CMCA

34726 Yellow Root St
Winchester, CA 92596-8790
(951) 813-9457
mhall424@gmail.com

Shelie Xanthos

3281 E Guasti Rd Ste 200
Ontario, CA 91761-7658
(800) 706-7838
shelieXanthos@theprimeas.com

Professional Community Management, An Associa® Company

Daniel Mejia Fonseca, CMCA

11860 Pierce St.
Riverside, CA 92505
(951) 359-2840
daniel.mejia@pcminternet.com

Cassie Starr Rook

29909 Oakbridge Dr
Menifee, CA 92586-4449
(951) 662-7560
cassiestarrx0@gmail.com

Clint Bruce Taylor, CMCA, AMS, PCAM

27051 Towne Centre Dr Ste 200
Foothill Ranch, CA 92610-2819
(928) 308-5529
Clint.taylor2@associa.us

Edward Torres

11860 Pierce St Ste 100
Riverside, CA 92505-5178
(951) 283-8400
edward.torres@pcminternet.com

Joy Ann Marino-Markwardt, CMCA, AMS

27051 Towne Centre Dr Ste 200
Foothill Ranch, CA 92610-2819
(951) 750-8489
joy.marino@associa.us

Julie Vanessa Russo

11860 Pierce St Ste 100
Riverside, CA 92505-5178
(951) 833-3938
julie.russo@associa.us

Karla C. Alarcon

35231 Els Pl
Beaumont, CA 92223-5302
(626) 533-5854
Karla.Alarcon@pcminternet.com

Kirstie N. Wright, CMCA, AMS

3481 E Pine Ridge Loop
Ontario, CA 91761-3826
(909) 240-8858
kirstie.schakel@gmail.com

Lisa Marie Sanchez

1877 Church Ave
Highland, CA 92346-4618
(909) 762-1245
2428mada@gmail.com

Sandra Blair

27051 Towne Centre Dr Ste 200
Foothill Ranch, CA 92610-2819
(909) 719-0679
sblair@pcminternet.com

Professional Community Management, An Associa® Company *CONTINUED*

Teresa Duhoux, CMCA, AMS, PCAM

27051 Towne Centre Dr Ste 200
Foothill Ranch, CA 92610-2819
(949) 465-2409
teresa.duhoux@associa.us

Ralston Management

Luci Ralston, CMCA, AMS

43533 Ridge Park Dr
Temecula, CA 92590-3615
(951) 296-9030
luci@ralstonm.com

RealManage/Walters Management

Ashley Ann Spicer

PO Box 153
Carlsborg, WA 98324-0153
(949) 436-2999
ashleyaspicer@gmail.com

Candyce Bustos

32628 Leena Way
Temecula, CA 92592-3869
(951) 302-3212
paseodirector@waltersmanagement.com

Jennifer Wood

26150 Musick Rd
Menifee, CA 92584-7338
(949) 939-7394
jenniferwood2002@gmail.com

Valerie Gullicksen, CMCA, AMS

2404 Douglaston Gln
Escondido, CA 92026-1464
(760) 809-1655
mhgm@waltersmanagement.com

Seabreeze Management Company, Inc.

Alfi Avila

391 N Main St Ste 203
Corona, CA 92878-4006
(951) 808-3591
alfi.avila@seabreezemgmt.com

Alisa Toalson, CMCA

24458 Parker Dr
Lake Elsinore, CA 92532-2752
(562) 631-3130
alisatoalson@gmail.com

Ankur Patel, CMCA, AMS

391 N Main St Ste 203
Corona, CA 92878-4006
(951) 287-5934
Ankur.Patel@seabreezemgmt.com

Seabreeze Management Company, Inc. *CONTINUED*

Anna Machado, CMCA, AMS, PCAM

32423 Sommers Bnd
Temecula, CA 92591-0391
(951) 973-7240
anna.machado@seabreezemgmt.com

Cherri L. Mazzone, CMCA, AMS

612 Cypress St
Beaumont, CA 92223-4758
(840) 209-6353
cherri.mazzone@seabreezemgmt.com

Courtney Chastain, CMCA, AMS

26840 Aliso Viejo Pkwy Ste 100
Aliso Viejo, CA 92656-2624
(949) 672-9200
Courtney.Chastain@seabreezemgmt.com

Gina Marie Fanizzi, CMCA, AMS

9111 Carrari Ct
Alta Loma, CA 91737-1522
(909) 532-1807
nghtctcher@hotmail.com

Grace Marin

10337 Silverberry St
Apple Valley, CA 92308-3320
(760) 220-2951
Grace.Marin@seabreezemgmt.com

Jason Gary Kratz, CMCA

11847 Gorham Ave # P-1
Los Angeles, CA 90049-5424
(951) 768-4443
jason.kratz@seabreezemgmt.com

Karah Alicia

13255 Topock Rd
Apple Valley, CA 92308-6639
(909) 708-2273
karahjeffers@gmail.com

Lyndsey Dyer, CMCA, AMS

26840 Aliso Viejo Pkwy Ste 100
Aliso Viejo, CA 92656-2624
(949) 298-6759
lyndsey.dyer@seabreezemgmt.com

Madison Ellen Wearp, CMCA, AMS

32423 Sommers Bnd
Temecula, CA 92591-0391
(951) 973-7240
Madison.wearp@seabreezemgmt.com

Nicole Wade, CMCA, AMS

42275 Faber Ct
Temecula, CA 92592-7220
(951) 746-0557
nicole.wade@seabreezemgmt.com

Seabreeze Management Company, Inc. *CONTINUED*

Robert Charles Witcher, CMCA

19311 Jess Ranch Pkwy
Apple Valley, CA 92308-4978
(760) 963-1027
Robert.Witcher@seabreezemgmt.com

Sarah Karlovic, CMCA

3420 Clearwater Pkwy
San Bernardino, CA 92407-9064
(909) 355-0225
sarah.karlovic@seabreezemgmt.com

Tyler Scott Barber, CMCA

23913 Corinth Dr
Murrieta, CA 92562-2127
(309) 256-7059
tyler.scott.barber@gmail.com

Silver Lakes Association

Susan A. Bellani, CMCA, AMS

PO Box 179
Helendale, CA 92342-0179
(760) 680-8651
sbellani32@gmail.com

Solera Diamond Valley Community Association

Irma Leticia Rabago, CMCA, AMS

42101 Juniper St
Murrieta, CA 92562-7201
(619) 647-8594
irmarabago@gmail.com

Spring Valley Lake Association

Alfred Logan

7001 Svl Box
Spring Valley Lake, CA 92395-5107
(760) 245-9756
alogan@svla.com

Tami Michelle Morgan, CMCA, AMS

850 Country Club Dr
Banning, CA 92220-5306
(951) 850-8568
tami.morgan@fsresidential.com

Melinda Bramlett

PO Box 1178
Rancho Cucamonga, CA 91729-1178
(909) 261-8828
melinda@sunrisepmg.com

Sure Kare Property Management

Adam Dapello

1693 W 9th St
Upland, CA 91786-5602
(909) 920-4181
adamdlawoffice@gmail.com

Sure Kare Property Management

CONTINUED

Mindy Dapello

1693 W 9th St
Upland, CA 91786-5602
(909) 920-4181
surekarepm@roadrunner.com

Shirley Norine Prasser

1693 W 9th St
Upland, CA 91786-5602
(909) 920-4181
surekare@surekare.com

TESS Property Management

Jeffrey Layne Dutton

160 W Foothill Pkwy Ste 105 PMB 34
Corona, CA 92882-8545
(951) 339-8659
jeff@tesspropertymanagement.com

Rebecca Lynn Dutton, CMCA, AMS

900 Cortez Dr
Corona, CA 92882-4057
(951) 339-8659
becky@tesspropertymanagement.com

The Farm Property Owners Association

Denice Harrison, CMCA

33430 Harvest Way
Wildomar, CA 92595-9158
(951) 226-6564
fpoagazette@gmail.com

The Management Trust

Christie Forbes

4160 Temescal Canyon Rd Ste 301
Corona, CA 92883-4629
(714) 619-5746 (1246)
christie.forbes@managementtrust.com

Damon Jawitz, CMCA

5 Peters Canyon Rd Ste 200
Irvine, CA 92606-1404
(714) 285-2626 (1236)
damon.jawitz@managementtrust.com

Erica Gonzalez

5909 Maycrest Ave
Eastvale, CA 92880-8619
(909) 380-5851
erica.gonzalez@managementtrust.com

Jessica Rae Quintero-Clifford, CMCA, AMS

4160 Temescal Canyon Rd Ste 208
Corona, CA 92883-4624
(909) 579-6513
jessica.clifford@fsresidential.com

The Management Trust

CONTINUED

Josephine Perez, CMCA, AMS

4160 Temescal Canyon Rd Ste 208
Corona, CA 92883-4624
(951) 371-2727 (1516)
josephine.perez@managementtrust.com

Kimberly Streetman, CMCA, PCAM

5 Peters Canyon Rd Ste 200
Irvine, CA 92606-1404
(951) 415-9872
kimberly.streetman@managementtrust.com

Tara C. Abakumoff

4160 Temescal Canyon Rd Ste 208
Corona, CA 92883-4624
(949) 836-7222
tara.abakumoff@managementtrust.com

Titan Real Estate Group

Robert Coleman, CMCA, AMS

13701 Calimesa Blvd
Yucaipa, CA 92399-2305
(909) 795-4085
robert@retitan.com

Vintage Group

Debra A. Vis, CMCA

100 Pacifica Ste 340
Irvine, CA 92618-7446
(909) 917-6027
debi@vintagegroupre.com

Emily Alexakis

100 Pacifica Ste 340
Irvine, CA 92618-7446
(626) 833-6078
emily@vintagegroupre.com

Jackie Clanton

10737 Laurel St Ste 120
Rancho Cucamonga, CA 91730-3837
(855) 403-3852
jackie@vintagegroupre.com

Jennifer Turriciano

100 Pacifica Ste 340
Irvine, CA 92618-7446
(760) 646-7010
jt@vintagegroupre.com

Lia Dalhover

3602 Inland Empire Blvd Ste C105
Ontario, CA 91764-4985
(855) 403-3852
lia@vintagegroupre.com

Vintage Group

CONTINUED

Sarah Colleen Reed, CMCA

3602 Inland Empire Blvd Ste C105
Ontario, CA 91764-4985
(909) 248-5625
sreed@vintagegroupre.com

Vintage Management Consultants

Gwen Tibbs, CMCA

1235 E Francis St Ste E
Ontario, CA 91761-5799
(909) 923-2924
gwen@vmchoa.com

Voit Management

Isabel Nuzzo, CMCA, AMS

38770 Sky Canyon Dr Ste B
Murrieta, CA 92563-2563
(951) 750-7979
isabelN@VoitManagement.com

Weldon L. Brown Company

Aubree L. Wardrip, CMCA

5029 La Mart Dr Ste C
Riverside, CA 92507-5977
(951) 322-5588
Aubreewardrip@theprimeas.com

Brenda Wesley, CMCA

PO Box 445
Norco, CA 92860-0445
(951) 682-5454 (105)
brenda@weldonbrownco.com

Cherie Brown

5029 La Mart Dr Ste C
Riverside, CA 92507-5900
(951) 682-5454 (107)
cherie@weldonbrownco.com

Deztiny Baxter

5029 La Mart Dr Ste C
Riverside, CA 92507-5900
(951) 682-5454
deztiny@weldonbrownco.com

George Gallanes, CMCA, AMS

5029 La Mart Dr Ste C
Riverside, CA 92507-5977
(951) 594-1051
gallanes@verizon.net

Terri Cawthon

5029 La Mart Dr Ste C
Riverside, CA 92507-5977
(951) 682-5454
terri@weldonbrown.com

Weldon L. Brown Company

CONTINUED

Vilma Saucedo

5029 La Mart Dr Ste C
Riverside, CA 92507-5977
(951) 682-5454
vilma@weldonbrown.com

Weldon L. Brown

5029 La Mart Dr Ste C
Riverside, CA 92507-5900
(weldon@weldonbrown.com)

Weldon L. Brown, II, CMCA, AMS

5029 La Mart Dr Ste C
Riverside, CA 92507-5977
(951) 682-5454 (109)
bud@weldonbrownco.com

Weston Brown

5029 La Mart Dr Ste C
Riverside, CA 92507-5900
(951) 682-5454 (114)
Weston@weldonbrownco.com

Wheeler Steffen Property Management

Bernadette Madrid-Subia

1420 N Claremont Blvd Ste 205D
Claremont, CA 91711-3528
(909) 621-5941 (439)
bernadette@wheelersteffen.com

Bridget Dawn Newman

753 Sawtooth Dr
Upland, CA 91786-2455
(909) 621-5941 (432)
bridget@wheelersteffen.com

Paul Steffen

1420 N Claremont Blvd Ste 205D
Claremont, CA 91711-3528
(909) 621-5941
paul@wheelersteffen.com

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2026 CALENDAR OF CAI-GRIE EVENTS

JANUARY

- 01** | NEW YEAR'S DAY OBSERVED
CHAPTER OFFICE CLOSED
- 7** | COMMITTEE KICK-OFF BREAKFAST – 9:00 AM
CIRCLE CITY CENTER – CORONA, CA
- 19** | MARTIN LUTHER KING JR. DAY OBSERVED
CHAPTER OFFICE CLOSED
- 20** | EDUCATIONAL LUNCHEON – AB 1572 – 10:30 AM
PECHANGA RESORT AND CASINO – TEMECULA, CA
- 28** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00 AM
CHAPTER OFFICE – CORONA, CA
- 28** | TRIVIA NIGHT – 6:00 PM
LOCATION – NORTH/MID
- 31** | 2026 MARKETING PLAN CLOSES

FEBRUARY

- 11** | EDUCATIONAL LUNCHEON – 10:30 AM
LOCATION – CENTRAL
- 16** | PRESIDENT'S DAY OBSERVED
CHAPTER OFFICE CLOSED
- 25** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00 AM
CHAPTER OFFICE – CORONA, CA
- 27** | COMEDY NIGHT FOR CLAC – 6:00 PM
ONTARIO IMPROV – ONTARIO, CA

MARCH

- 4** | EDUCATIONAL LUNCHEON & TOPGOLF – 10:30 AM
TOPGOLF – ONTARIO, CA
- 20** | WINE TOURS – TIME TBD
VENUE TBD – TEMECULA, CA
- 25** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00 AM
CHAPTER OFFICE – CORONA, CA
- 26** | WRITING WORKSHOP - DAY 1 – 12:00 PM
VIRTUAL / ONLINE

APRIL

- 2** | WRITING WORKSHOP - DAY 2 – 12:00 PM
VIRTUAL / ONLINE
- 6-9** | CAI CLAC ADVOCACY WEEK – TIME TBD
SACRAMENTO, CA
- 17** | GOLF TOURNAMENT – 8:00 AM
LOCATION – CENTRAL
- 23** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00 AM
CHAPTER OFFICE – CORONA, CA
- 29** | EDUCATIONAL LUNCHEON – 10:30 AM
LOCATION – SOUTH

MAY

- 13** | EDUCATIONAL LUNCHEON – 10:30AM
THE HALL AT INGALLS EVENT CENTER – NORCO, CA
- 25** | MEMORIAL DAY OBSERVED
CHAPTER OFFICE CLOSED
- 27** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM
CHAPTER OFFICE – CORONA, CA
- 28** | BOOTS, BUCKLES, AND COUNTRY NIGHTS – 6:00 PM
THE BARN AT INGALLS EVENT CENTER – NORCO, CA

JUNE

- 3-6** | CAI NATIONAL CONFERENCE – TIME TBD
VENUE TBD – FT. LAUDERDALE, FL
- 10** | EDUCATIONAL LUNCHEON – 10:30AM
DOUBLE TREE – ONTARIO, CA
- 19** | JUNETEENTH OBSERVED
CHAPTER OFFICE CLOSED
- 24** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM
CHAPTER OFFICE – CORONA, CA
- 25** | BOWLING – 6:00PM
TEMECULA LANES – TEMECULA, CA

JULY

- 3** | 4TH OF JULY OBSERVED
CHAPTER OFFICE CLOSED
- 22** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00 AM
CHAPTER OFFICE – CORONA, CA
- 23** | BEACH BLANKET BINGO – 6:00 PM
LOCATION – TBD
- 29** | DESIGNATION & NEW MEMBER MIXER – 6:00 PM
LOCATION – TBD

AUGUST

- 12** | EDUCATIONAL LUNCHEON – 10:30AM
PECHANGA RESORT AND CASINO – TEMECULA, CA
- 26** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00 AM
CHAPTER OFFICE – CORONA, CA
- 28** | GLOW GOLF TOURNEY – 6:00 PM
TEMECULA CREEK INN GOLF COURSE – TEMECULA, CA
- 31** | CHAPTER EXECUTIVE DIRECTORS RETREAT – DAY 1 – TIME TBD
CAI NATIONAL HEADQUARTERS - FALLS CHURCH, VA

SEPTEMBER

- 1** | CHAPTER EXECUTIVE DIRECTORS RETREAT – DAY 2 – TIME TBD
CAI NATIONAL HEADQUARTERS - FALLS CHURCH, VA
- 7** | LABOR DAY OBSERVED
CHAPTER OFFICE CLOSED
- 9** | EDUCATIONAL LUNCHEON – ANNUAL MEETING – 10:30 AM
THE HALL AT INGALLS EVENT CENTER – NORCO, CA
- 24** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00 AM
CHAPTER OFFICE – CORONA, CA
- 26** | TRAP SHOOTING – 8:00 AM
PRADO OLYMPIC SHOOTING RANGE – CHINO, CA

OCTOBER

- 8** | TRUNK 'OR' TREAT & MOVIE NIGHT – 6:00 PM
LOCATION – TBD
- 12** | COLUMBUS/INDIGENOUS PEOPLE DAY OBSERVED
CHAPTER OFFICE CLOSED
- 14** | EDUCATIONAL LUNCHEON – 10:30AM
EUROPA VILLAGE WINERIES & RESORT – TEMECULA, CA
- 28** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00 AM
CHAPTER OFFICE – CORONA, CA

NOVEMBER

- 4** | EDUCATIONAL LUNCHEON – LEGISLATIVE UPDATE – 10:30 AM
DOUBLE TREE – ONTARIO, CA
- 11** | VETERANS DAY OBSERVED
CHAPTER OFFICE CLOSED
- 21** | MONTE CARLO & TOPS AWARDS NIGHT – 5:30PM
PECHANGA RESORT AND CASINO – TEMECULA, CA
- 25** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM
CHAPTER OFFICE – CORONA, CA
- 26-27** | THANKSGIVING OBSERVED
CHAPTER OFFICE CLOSED

DECEMBER

- 16** | CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM
CHAPTER OFFICE – CORONA, CA
- 17** | CHAPTER HOLIDAY PARTY – 6:00PM
LUKE'S ON FRONT STREET – TEMECULA, CA
- 24-1** | HOLIDAYS OBSERVED
CHAPTER OFFICE CLOSED



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CAI-GRIE Chapter Headquarters
900 South Main St, Ste 110, Corona, CA 92882
(951) 784-8613 • info@cai-grie.org • cai-grie.org



VOLUNTEER

JOIN A CAI-GRIE COMMITTEE AND MAKE A DIFFERENCE
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CONTACT THE CHAPTER OFFICE TODAY AT [INFO@CAI-GRIE.ORG](mailto:info@cai-grie.org)