



NEWSLETTER

*We're the Independent Voice for New Jersey's
Planned Community Homeowners!*

Summer 2022

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HOW to CONTACT the CIHC

Call Ellen Vastola
(Current President) at
732-873-3446,
9:30am until 9pm.

Editor: Ellen Vastola

CIHC Website:
www.c-ihc.org

See our FACEBOOK page!

***** CIHC UPDATE! *****

Update: the CIHC Post Office box will remain the same for another few months. We will notify you when we make a change.

Update 2: the CIHC has added PAYPAL to our website for your generous donations. Please go to . . . “become a supporter” button at the top right OR scroll down to lower left to “support C-IHC” button.

Be assured, the CIHC is respectful of your donations and also appreciative.

Summer 2022: Message from the CIHC President, Ellen Vastola;

I hope you can get outside to enjoy the mild summer weather. Be mindful that COVID is not gone yet, but we are getting there. Get together with you neighbors and discuss your community’s issues. Be solutions-minded and interact with your board.

Spread the message that every owner should expect or want to be on the board at least once – to serve the community. Once on the board, be OPEN to discussing and researching solutions to maintain or improve your community. NO ONE person does this alone. The community MUST be involved.

And, we are still hoping for another board member. It could be YOU! Please contact us if you are interested.

Let's join together as a powerful VOICE for DEMOCRACY in our CICs to make a difference!

Quotes Corner!

“Not every person in politics is in it for money, power, and status. Some are genuinely fighting for the people and their communities. I say find those folks, then fight with and for them.” – **Sabrina Newby**

“Most people aren't lazy; they just need a little push to get going.”
– **Michael Bassey Johnson; Before You Doubt Yourself: Pep Talks and other Crucial Discussions**

“Anyone who is capable of getting themselves made President should on no account be allowed to do the job.”
– **Douglas Adams; The Hitchhiker's Guide to the Galaxy**

CIHC “HOA HUMOR”



Is your CIC board in “lockstep” where they play Follow the Leader? OR do you have a “healthy” Bboard which encourages discussion and different opinions/knowledge?

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What is going on in New Jersey for [CIC/CIRA owners](#) 2022:

Legislative UPDATE/ Bills to track!

NJ Assembly:

A607 - Prohibits conflict of interests by governing board members or management employees of homeowners' associations. **YES!!!** Last Session Bill Number: A350

A1102 - Revises time period at which unit owners assume control of homeowners' associations.

Last Session Bill Number: A1213 **Yes.**

A1126 - Requires personnel at gated communities and multi-unit complexes to allow service of process. Last Session Bill Number: A106

A2129 - Requires certain common interest community associations to publish certain information; requires that homeowners' association contracts for management and maintenance include 24-hour emergency services. **Yes.** Last Session Bill Number: A2528

A2398 - Requires owners of multiple dwellings with at least nine units to provide maintenance services 24 hours a day. Identical Bill Number: S999. Last Session Bill Number: A1910

A2778 Prohibits enforcement, for a period of 12 months, of homeowners' association bylaws prohibiting domesticated animals if owner is FEMA designated displaced individual following emergency declaration by President or Governor. Last Session Bill Number: A1695

NJ Senate:

S999 - Requires owners of multiple dwellings with at least nine units to provide certain maintenance services; permits municipalities to require owners of multiple dwellings with six to eight units to provide these services. Identical Bill Number: A2398 Last Session Bill Number: S683

S1096 - Provides that cooperative sober living residences are inherently beneficial uses. Last Session Bill Number: S1117

S1387 - The "Owners' Rights and Obligations in Shared Ownership Communities Act." Last Session Bill Number: S1751 **YES!**

S1545 - Prohibits condominium associations from assessing insurance deductibles to individual unit owners or groups of unit owners. Last Session Bill Number: A2445/ S3769

S1851 - Defines "mobile home park" as "multiple dwelling" for inspection purposes. Last Session Bill Number: A3876/ S2106

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The CIHC is EXCITED and **REBEL** is too!



The CIHC has a **FACEBOOK** page! YES!

You can JOIN our community of CIC owners.

Go to: www.facebook.com/CIHCNJ. *There you can get the latest homeowner news, ask questions and exchange views.*

And for your convenience . . . **the C-IHC is now accepting credit card donations.** Just select “Become A Supporter” from [our website](#) to support our mission. Also, you can join our mailing list by signing up on the [Contact](#) page.



Please note: *We, the volunteer board of the CIHC, operate on a shoestring to assist & represent you and your interests in our planned communities. A small, medium or large **donation** can make a difference in sustaining our operations. Thank you.*

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Hello NJ Legislators: We are still having many issues in our CICs.

The **OVERRIDING** concern is the lack of knowledge of the board members and sometimes their lack of ethics, such as:

- NOT familiar with the governing docs of the community;
- NOT familiar with the *2017 amendment to PREDFDA/ election law*;
- NOT familiar with *1969 NJ Condo Act*;
- NOT familiar with the *NJ Open Public Meetings Act*;
- NOT familiar with the *NJ Open Public Records Act*;
- NOT familiar with the definition of “conflict of interest” as it pertains to board members and **their** personal interests;
- And the list goes on

When will this HUGE problem be addressed?

The CIHC strongly supports legislation that REQUIRES board member TRAINING within the first six months of an elected board members term.

AND . . . there MUST be direct/significant “penalties” TO the person(s) who, after training, then VIOLATE State Laws as they “govern” their CIC. This includes the paid employees.

Board members MUST know HOW they are to GOVERN their community.

HEY, we all LIVE here. **Our homes, retirement and happiness are at stake.**

CIC board members MUST be TRAINED! Have the State create a syllabus for entities who could provide the training. Let's get this DONE - NOW!



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Maverick is calling! *“The NJ DCA needs to know what is going on in my/your CICs”.*

NOTE: *the phone # for NJ DCA
Bureau of Homeowner Protection,
Association Protection Unit has changed! It is
now **609-984-7905.***



*It asks you to leave a message and someone will get back to you. I tried it and someone called within 1-2 hours. (not bad)
I hope this “new” method of CIC owners reaching out for help will work/be timely and effective.*

AND . . .

**Conflict of Interest is still happening in our
CICs. It must be stopped!**

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In Memorium: June 24, 2021
Champlain Surfside Condo COLLAPSE



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The CIHC spotlights **Surfside Condos!**

June 24, 2021, the Champlain Surfside Condos COLLAPSED!

It is now ONE YEAR later . . . what have we learned?

From Wikipedia: *The main contributing factor under investigation is long-term degradation of [reinforced concrete structural support](#) in the basement-level parking garage under the dwelling units, due to [water penetration](#) and [corrosion](#) of the [reinforcing steel](#). The problems had been reported in 2018 and noted as "much worse" in April 2021. A \$15 million program of remedial works had been approved before the collapse, but the main structural work had not started. Other possible factors include [land subsidence](#), insufficient reinforcing steel, and [corruption](#) during construction.*

The building was built in 1981, so was it was 40 years old. Contributing to the "aging" of the building were geographical, structural and climate conditions.

Did the *governing* Board do all they could to prevent this catastrophe? Did their professionals guide them in a timely manner? Did the Board listen? Were owners involved/oversight?

It was reported in 2018 that structural integrity was compromised. The building collapsed in 2021. What happened in the interim? Did the Board have enough in the Capital Reserves? Did the Municipality assist in any way? What admin. procedures failed before the collapse?

We, Board members, have a HUGE responsibility for people's homes and maybe ultimately for people's lives. We MUST research and solicit accurate professional guidance. Maybe our Municipality's MUST be more involved. They have professionals under salary. USE them.

WE MUST NEVER FORGET THIS LESSON. Proceed with knowledge and not fear.

DISCLAIMER: The CIHC newsletter is written by and for NON-attorneys. We do NOT and cannot practice law or give legal advice. We do provide information to aid NJ CIC owners when they have issues in their communities. We can and do support New Jersey's CIC owners and Boards for a democratic experience and enhanced quality of life, for all, in said communities.

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We welcome contributions from NJ residents who share in the goals/mission of the C-IHC. We need funds for: maintenance of our website, postal mailings, flyer production & distribution, expenses for contacting legislators and others, travel, periodic meetings, speakers, etc. IF you share our Mission and Goals, please contribute. **We are a registered NJ 501(c)3 - not for profit organization.**

Please print out this form & send your helpful Contribution to become a **CIHC Friend**:

Common-Interest Homeowners Coalition,

Go to our website or Facebook page to [donate via PAYPAL](#)! New in 2022!

Contributing Categories: (check off the appropriate blank)

- **Premium Contributor:** \$100 or more _____
- **Sustaining Contributor :** \$30 or more _____
- **Regular Contributor:** \$20 _____
- **Interested person/friend:** \$ _____

THANK YOU!

Please include the following information in your PayPal donation:

Name

H-phone and/or C-phone

Email

Home Address

Town & Zip Code

Name of Assoc.

THANK YOU for your (continued) SUPPORT!

Your contact information will be held as CONFIDENTIAL/ CIHC use ONLY.

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