

The Independent Voice of NJ CIC Owners

by the **CIHC**, Common Interest Homeowners Coalition

WINTER 2022

PAGE 1: CIHC update

PAGE 2: Quotes & humor

PAGE 3: CIC Bill tracking

PAGE 4: Still Election problems-why?

PAGE 5: FREE ZOOM line & hopping

PAGE 6-7: NO consequences for violating NJ CIC laws

PAGE 8: Spotlight – Ed Hannaman Esq.

PAGE 9: support CIHC form

HOW to CONTACT

the CIHC: Call Ellen Vastola (*Current President*) at 732-873-3446, **9:30am til 9pm.**

Editor: Ellen Vastola

CIHC Website:
www.c-ihc.org

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

Hello everyone, as you have seen in past newsletters, the Board of the CIHC has changed. We lost several Board members last year and are slowly replacing them. We have a vetting process and are continuing to interview candidates. We still have openings.

NOTE: our past Treasurer of many years has retired. (*Thank you, Haim.*) His “shoes” will be hard to fill. But conducting CIHC business must go on. Therefore, in the near future, we will need to modify our banking and probably change the Post Office Box. So stay tuned. Please be patient as we navigate these changes. We will notify you when we have the details nailed down.

2022: Message from the **CIHC** President, *Ellen Vastola:*

Hello 2022! I hope the New Year is good to you and your family. The CIHC is moving forward and has filled a Board seat! (*thank you*)

We still have a few Board seats to fill. Please email Ellen (or you can call) with your interest. The CIHC is concerned with STATE WIDE issues that affect over 1 million residents. Think BIG picture, and go beyond local/personal. We need the CIHC to continue.

We hope to “roll out” the **CIHC Facebook** page later this year. Look for it . . .

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

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Quotes Corner!

While we are free to choose our actions, we are not free to choose the consequences of our actions. — Stephen R. Covey

Everyone will experience the consequences of his own acts. If his acts are right, he'll get good consequences; if they're not, he'll suffer for it. — Harry Brown

Half of the harm that is done in this world is due to people who want to feel important. They don't mean to do harm. But the harm does not interest them. — T.S. Eliot

Nothing is worth doing unless the consequences may be serious. — George Bernard Shaw

The “Independent Voice of NJ CIC Owners” is calling for **ORIGINAL** newsletter articles, ideas, cartoons, or postings (to set up local/regional meetings, gatherings, protests, etc, to share experiences in person, etc).

The newsletter Editor reserves the right to use, edit or refuse a submission. Please send **your original submissions** to the Editor and put “**CIHC newsletter idea**” in the subject line; otherwise it will be deleted sight unseen.

This newsletter is for YOU.

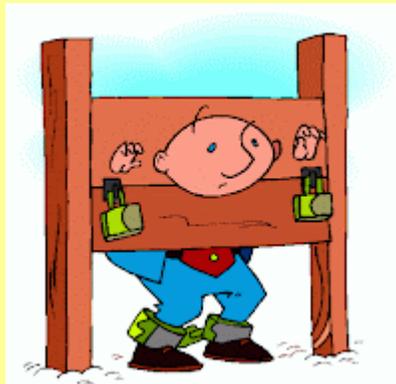
CIHC “HOA HUMOR”



This

“If you cleaned your room, you wouldn't have these plants to cultivate.”

or this . . .



?

Impactful AND appropriate CONSEQUENCES for CIC law breakers!

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What is going on in New Jersey for CIC/CIRA owners 2021:

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 wondering and **REBEL** is too! **WHY**

. . . are there **STILL ELECTION** problems in our **CICs**?

WHY is the 2017 Election Law being ignored? **WHY?**

The **CIHC** and the *Radburn United* group of owners were so gratified that the *Amendment to PREDFDA* (Radburn Election Law) was passed in 2017. Passed unanimously by the way.

BUT, I am still getting calls about CIC Elections NOT being run according to the “Radburn Election Law”.

- People are being disqualified as “not in good standing” without proper notification.
- The timing of the different phases of the procedure are not being followed.
- Ballots are NOT anonymous.
- Ballots are received by the Property Mgr or other employee(s) who are NOT impartial. They have a vested interest in the outcome. . . to keep their contracts running by the current Board.



no big deal, or . . .



impactful consequences!

BOTTOMLINE: the *Amendment to PREDFDA* has codified our Elections so they will be democratic and fair. **BUT**, when the **LAW** is “broken”, what are the consequences?

NOTHING! You can file a complaint with the NJDCA. And then what?

The **CIHC** believes that the Regulations MUST include impactful enforcement TO the people who violate the Law . . . be they Board members, Property Mgrs and or Attorneys. Maybe the penalty is \$1000 per violation type . . . **TO the person/persons who actually IGNORED or VIOLATED the Law.** That would wake people up! People need to know that there are consequences to their actions so they will abide by the Law. It’s “human nature”.

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

The **CIHC** would like to acknowledge our **DONORS**
in 2021. **Thank you** for your support!

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Do you know about the **FREE ZOOM** video conference line?

The CIHC newsletter has readers from all parts of New Jersey with different levels of technical/computer comfort and use. People want to be “connected” to each other, especially now, during this challenging time of COVID. Our many NJ common-interest communities need to continue to function to maintain our homes and self-governance. Many Property Mgrs and Boards have turned to video conferencing for the open Board meetings. (*MY Board did & the CIHC does too!*)

You can use this service for **FREE** between unit owners, the Board, the Board & owners Open meeting. Think about how YOU can avail yourself of this form of communication.

<https://explore.zoom.us/docs/en-us/free-video-conferencing.html> And . . . read this . . .
<https://www.pocket-lint.com/apps/news/151426-what-is-zoom-and-how-does-it-work-plus-tips-and-tricks>

“Here are Zoom's core features:

1. **One-on-one meetings:** Host unlimited one-on-one meetings even with the free plan.
2. **Group video conferences:** Host up to 500 participants (if you purchase the "large meeting" add-on). The **free plan, however, allows you to host video conferences of up to 40 minutes and up to 100 participants.** (***)
3. **Screen sharing:** Meet one-on-one or with large groups and share your screen with them so they can see what you see.
4. **Recording:** You can record your meetings or events too.

(***) And you can **“ZOOM hop”** from one FREE line to another to extend your call beyond the 40 min limit. I have done it – it is easy! And, if you do not have the ability to be on video, there is an associated PHONE #. So, join the call w/ your phone!

I learned this on a scheduled call with owners. <cool> You are notified before the call will end. Then one person gets another FREE ZOOM line from the website and then sends the link to the other participants via the “chat” feature. Everyone clicks over and . . . *voila*, you have **ZOOM hopped!** Give it a try to stay connected and work together to solve your problems in your Community!

Maverick is still watching!



“Baaaaa! I love ZOOM hopping!”

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CONSEQUENCES: Why don't NJ CIC LAW-BREAKERS experience any CONSEQUENCES?

I learned early in my childhood that "ignoring or breaking my parents "rules/laws" had a consequence. I did not get hit, but it was something I did NOT want. (An extra hour of piano practice that day – OHHH NO, or no TV, or sent to my room, etc. IMPACTFUL to me!)

So . . . what are the consequences for Associations (Board members, Property Mgr, Attorney) when they violate NJ Statutes? Not much from what I see and hear. The "2017 Radburn Election Law" (aka Amendment to PREDFDA) is still being ignored. Elections are NOT being held or run according to the timetable in the LAW or other infractions.

Why wasn't the NJ DCA given or taken the authority to enforce the LAW and penalize the ACTUAL people who break the LAW? NOT the association owners, but the "governors/Board & their helpers".

When will we (finally) get this right?



As you can see . . . CONSEQUENCES, or the lack thereof, play an important part in the governance AND application of STATE Statutes.

WHERE ARE THE CONSEQUENCES for those that VIOLATE existing Laws? Where? CONTACT YOUR NJ Legislator and tell them you want appropriate consequences for those that violate any of the CIC laws! File your complaints using the DCA Condo Act complaint form and make appropriate modifications. Do it for the record and for our Lawmakers to act upon.

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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 an issue in our CICs!

What is status of the Bill that will prevent this?

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The CIHC spotlights **Ed Hannaman, Esq.**!

It has taken me too long to sit down and write this. What can I write about a person who changed my life for the better? Really, my dealings with Ed Hannaman changed the course of my early retirement. But, here goes . . .

From my research: Ed Hannaman received his A.B degree from Rutgers University. He then continued on to Law School at Seton Hall receiving his J.D in Administrative Law. Soon after that he began working for the State of New Jersey. I learned that he started in Fire Safety for about 10 years and then moved to the *NJ DCA Bureau of Homeowner Protection* for the remaining 26 years. There Ed stayed until his retirement in 2022 after 36 total years working for the State. WOW! THAT is staying power! That is dedication.

Mr. Hannaman has helped countless owners in NJ's common interest communities over 26 years. Many of you know that his ability to assist you was limited to existing State Laws. Many times, we were lucky when he would refer us to the CIHC! I was and it changed my life. Mr. Hannaman demonstrated an amazing amount of patience with me and I am sure with many other callers. We were all frustrated with the shenanigans and ignorance of our "governing" Boards. And Ed **listened** to us. He supported us when he could and made referrals when he couldn't. NJ's CIC owners owe Ed Hannaman a HUGE debt of gratitude. I DO!

Happy Retirement, Ed! YOU DESERVE IT & Thank You!

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,
Post Office Box 1511, Hightstown, NJ 08520.

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!

CHECK HERE if you do **NOT** want your donation to be publicly acknowledged in future newsletters by your first initial and last name.

Please **PRINT CLEARLY!** Enclosed is my check for \$ _____

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THANK YOU for your *(continued)* **SUPPORT!**

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