

The Independent Voice of NJ CIC Owners

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

Spring 2022

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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

See our FACEBOOK page!

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

Update: the CIHC Post Office box will remain the same for another 6 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.

2022: Message from the CIHC President, Ellen Vastola:

Spring 2022! And the CIHC is *officially* in the 21st Century.

We have a QR code. We have ZOOM Bd mtgs and we can visit your community via ZOOM. AND . . .we have our own **Facebook** page. Check it out and give us a "like"! Tell your neighbors and friends!

And we now have PAYPAL so your tax deductible donations are easily done. WOW. Of course, we will accept checks . . . but keep an eye out for the change of our P.O. Box later this year.

And, we are still hoping for another Board member. It could be YOU!

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Quotes Corner!

This is a BIG one but worth it . . . sooo Douglas Adams!

“The major problem—one of the major problems, for there are several—one of the many major problems with governing people is that of whom you get to do it; or rather of who manages to get people to let them do it to them.

To summarize: it is a well-known fact that those people who must want to rule people are, ipso facto, those least suited to do it.

To summarize the summary: anyone who is capable of getting themselves made President should on no account be allowed to do the job.”

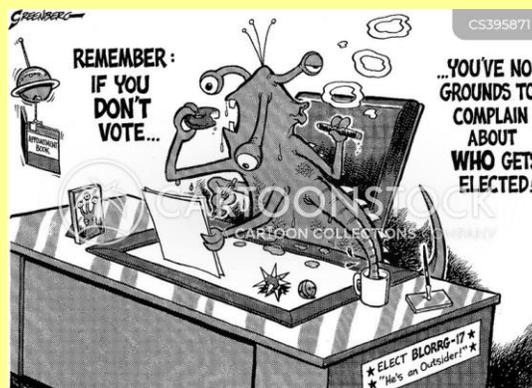
– Douglas Adams, The Restaurant at the End of the Universe

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”



“Every election is determined by the people who show up.”

– Larry J. Sabato , Pendulum Swing

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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!

We are firmly in the 21st Century!

You can JOIN our “community” of CIC owners.

Go to: [<http://www.facebook.com/CIHCNJ>] www.facebook.com/CIHCNJ!

There you can get the latest homeowner news, ask questions and exchange views.

****We are looking to *try out* a blog so you can connect with each other. ****

And for your convenience . . . **the C-IHC is now accepting credit card donations.** Just select “Become A Supporter” from our website. (<https://www.c-ihc.org/get-involved>) to support our Mission. Also, you can join our mailing list by signing up on the “contact page”.

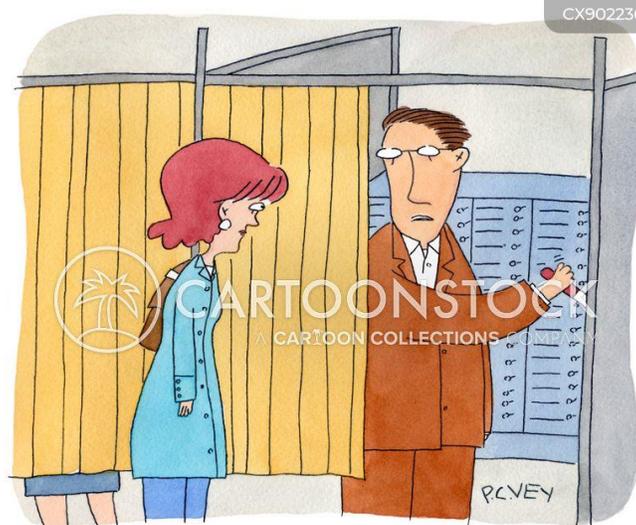


Disclaimer: *We, the volunteer Board of the CIHC, operate on a shoestring to assist & represent you and your interests in our planned communities. A small, or a medium or large **donation** can make a difference in sustaining our operations. Thank you.*

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Hello NJ Legislators We are still having ELECTION problems in our CICs! I am still getting calls! The NJ DCA is too!



"I'll only be a second. I've done this four times today."

This is outrageous! We have the **2017 Radburn Election Law aka Amendment to PREDFDA**, and yet some Board's and their hirelings STILL to do not run elections lawfully. "WHO is minding the store"? We the owners **MUST** do this. **But we need the help of our State Government.** AND, the OWNERS must show up, run for a seat and **INSPECT** the election records! Hold your elected officials accountable: on your Board and the NJ State House.

WE NEED ENFORCEMENT to those who break the law. Do NOT fine the Association = owners. But fine the Governing Board members, Prop. Mgr and Attny, as needed and proven.

As I heard on "Bar Rescue"/J. Taffer, when you need to change things to make things run better . . . you may need to have a "landmark firing". That sends a message to all the employees that if they do not shape up, then they will lose their job.

THAT is what we need in New Jersey. . . . some "**LANDMARK financial penalties**" TO the persons breaking the law, from the NJ DCA. Do it! That should get things going in the right direction. (*finally*)

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 2022. **Thank you** for your support! And for using **PAYPAL!**

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Maverick is calling!
my/your CICs".

"The NJ DCA needs to know what is going on in

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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Communities: what are they, really?

In a recent CIHC Board meeting, we discussed starting a “blog” for our readers & the other NJ CIC owners. We are thinking we will give it a try. But, of course, it got me thinking. Will it be helpful or not? Do **you** want it, really? So, I like to go to the basics & start w/ the definition.

From Merriam Webster:

Definition of *community*

1: a unified body of individuals: such as

a: the people with common interests living in a particular area *broadly* : the area itself

b: a group of people with a common characteristic or interest living together within a larger society

c: a body of persons of common and especially professional interests scattered through a larger society

d: a body of persons or nations having a common history or common social, economic, and political interests

e: a group linked by a common policy

f: an interacting population of various kinds of individuals (such as species) in a common location

g: STATE, COMMONWEALTH

2a: a social state or condition

b: joint ownership or participation

c: common character

d: social activity

3: society at large



Think about it, there are MANY different types or levels of “community”. We know that the “human species” is a social animal; our success as a species is partly because of our strength when we come together as a group = community.

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Let's take that thought and follow it into where we live. We used to buy individual homes and were then part of the Municipality/TWP. But now we can BUY INTO our CIC communities which have "amenities" that we might not get individually. With our purchase, we are automatically part of that "created" community within the Municipality/TWP. Another layer of community.



But think again, we are also part of many communities in our lives: work, social, religious, athletic, volunteering, etc. Some/most of us are very, VERY BUSY!

With all these communities that we naturally fall into, how do we feel about our Association/HOA/CO-OP/Townhome/PUD, etc. Community? IS that ONE Community to many for you? Does it feel "forced"? Or, does it feel "helpful"?

Another characteristic of our CICs is that we GOVERN ourselves. (Not the Municipality/TWP. This means we MUST be involved. We need to VOTE for our Board members, take our turn and RUN for the Board, attend OPEN Board meetings . . .and PARTICIPATE in our community. We MUST speak up and be respectful and solution oriented.

Democracy REQUIRES oversight OF the governors BY the "govern-ed".
(T.Jefferson)

Will a CIHC blog help YOU with this? Or, you could start a blog for YOUR community/neighbors. What about both? We are living in the cyber-age and have many avenues of communication to exercise our "free speech". Some of our owners are not tech savvy, so communicate in various ways. Remember, "free speech" should be honest, accurate and NOT misleading or hateful. The exchange of honest information and ideas can only help us. AND we all need to keep an open mind.

That is what I think about it. WHAT ABOUT YOU? You can contact me via FACEBOOK, or our website, or by phone. (I prefer phone or email.) The CIHC Board would like to know YOUR thoughts. (. . . . AND, we have a Board seat open for you?)

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The CIHC spotlights **Community Spirit**!

I didn't know where to put this . . . so here it is.

As I listen to you when you call, I am saddened that living in our CICs can be a challenge and even distressing. It should NOT be that way. As a wise person told me . . . "*people buy into CICs for the amenities . . . NOT for the problems*". Too Right!

We buy into a pre-packaged community **with built in governance**. Then we just sit back and want the "good life" to just happen. Sometimes it does . . . and sometimes it doesn't.



Fixing a community problem is daunting. It is NOT for the faint of heart. BUT someone has to do it. As you can tell, I became that person. **The CIHC was here for me and it is here to support YOU too.** And, there is nothing worse than abuses in our "age-restricted" communities. These CICs NEED the best governance possible. We ALL are getting older! We deserve the *good life as we age!*

With warmer weather, it is the perfect time to go outside and have a friendly "get together" with your neighbors. *Invite your neighbors for coffee or wine or cake.* Then get to know each other AND talk about your community: what makes you happy and what needs "fixing" in your community. Be solution oriented. Get CONNECTED and work together as a united voice. VOTE as a block and speak up in meetings as a block. Now you can really make a difference. **HAVE FUN while you organize. Get engaged and reap the rewards! AND COVID is still out there: take precautions.**

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.

OR go to our website or Facebook page to use 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 **PRINT CLEARLY!** Enclosed is my check for \$ _____

Name _____

H-phone _____ W or C-phone _____

Email _____

Address _____

Town _____ Zip _____

Name of Assoc. _____

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

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