

Central Oregon Regional Chapter of Community Associations Institute NEWSLETTER

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Prepare Your Roof for Oregon Winters

Fall is the time to prepare your roof for the winter season. Basic roof maintenance is easy and taking the proper steps will enhance your roof and help to extend its life. Between now and the first snow or freeze is the time to prepare your roof for the coming winter season.



Clean the Gutters

Leaves and debris collect in your gutter system during the fall season, and they can create a clog in the downspouts. Rain water can overflow the gutters, damaging your roof, trim and siding. In addition, the added weight of the leaves, debris and water can also cause your gutters to pull loose from the anchor point. To prevent these problems and unforeseen repair costs, make sure to keep your gutters relatively clear through the fall. And, once the trees around your home are bare, do a thorough cleaning. You can also get out ahead of the fall season and have gutter screens or guards installed to prevent the collection of debris in the first place.

Clear Leaves and Pine Needles

It's important to remove leaves, pine needles, and other debris from your roof as well as your gutters. Even small bits of debris will hold moisture and possibly rot or mold, which will break down your roofing material. If you're confident and experienced in walking on your roof, get up there and broom or blow off the debris that has collected on your roof, paying special attention to the valleys, which are most vulnerable to water damage. Make sure they are free and clear of debris so as to allow water to flow. If you are not confident walking on your roof, contact us and we will send a technician to do this for you.

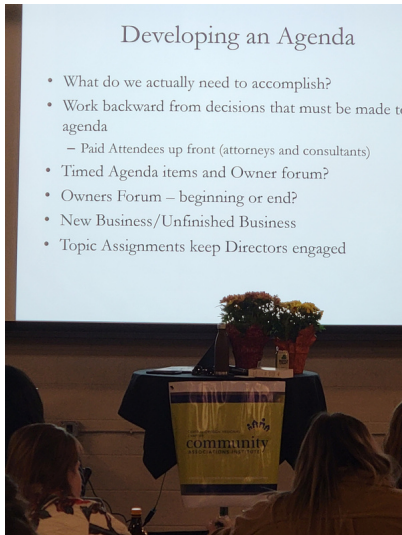
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Word On The Street

Education

Surviving (and Thriving) in Difficult Association Meetings

On October 26th the chapter held CAMICB approved education on Association Meetings. Thank you Jason Grosz with Vial Fotheringham Law for taking the time to educate the Central Oregon Chapter on Association Meetings. This was a very information packed and interactive session. We really appreciate the attendees for their involvement. These in person events have been packed full of discussion.



Events Not To Miss

December 8th

Social – Bingo & Trivia and
Annual Members Meeting
Immersion Brewing Barrel
Room

2023

January 19th

Kick Off – Ask an Attorney
at Open Space Studios

Feb. 15th, May 17th,
Aug. 16th, Nov. 15th

Lunch Break Roundtables
on Zoom

March 9th

Short Term Rentals and
Managing Tenants in HOA's

April 29th

Board Leader Certificate
Course



join now

Explore the Benefits of Membership,
Join CORC CAI today -
caionline.org/JoinNow

Join A Committee

Looking to give back? A good way is to join a committee. CORC CAI is actively looking for committee members. Commitment is approximately one to two hours a month. Contact Heather for details.

Membership Committee

Chair:
Michael Hughes

Member:
Julie Hellman

Board Liaison:
Noam Amir-Brownstein

Prepare Your Roof for Oregon Winters

Look for Damage

With a clean roof, scan the surface for missing shingles or ones that have cracked curled or frayed edges.

Also check for damaged flashing around vent stacks, chimneys, and skylights. These areas are the usual suspects when you have a leak. Repairing flashing yourself may not always provide the results you expect, so give us a call and we'll make sure everything is sealed properly before the rain hits. This is critical for extending the life of your roof.

Attic Insulation and Ventilation

Without adequate airflow in your attic, you could be looking at higher-than-necessary energy bills and roof leaks emerging in a snowstorm. During the day, sunlight hits your roof and heats up the air in your attic. Without vents located at the soffits, ridges, and/or gables of your roof, the hot air condensates, causing moisture damage and possible mold or rot in your roof's supports.

This heat can also cause ice dams in higher elevations, inviting leaks when snow accumulates on your roof. Ice dams can be an issue in Central Oregon with our cold nights and sunny winter days. If your roof accumulates snow, we can remove it. Contact us for information regarding roof snow removal.

Northwest Quality Roofing

Governing Document Reminder

LHB 2534, Removing Discriminatory Language in Governing Documents. (Effective September 25, 2021) OR LAC successfully advocated on behalf of the community association industry, actively supporting this legislative which requires homeowners' associations and condominium associations to review governing documents and remove discriminatory language or certify the nonexistence of such language on or before December 31.

-All associations should engage their legal counsel to review all documents and prepare an amendment to remove language or certify that no discriminating language exists.



Chapter President Message

Dear fellow CORC members,

Another year's end is rapidly approaching! I'm very proud of what CORC accomplished this past year. We focused on transitioning back to primarily in person events and working to create educational events which would be beneficial to all our members.

From our annual kick-off Ask an Attorney event to our now annual Full Throttle – Go Kart racing and our new Pop Up educational series, the chapter provided significant opportunities for our members to find events which were fun and meaningful to the issues they are facing in their communities.

Our membership continues to grow and, as a new chapter, that is the key to our longevity. It's been great to see our membership numbers increase and I look forward to that trend continuing next year. CORC held its first new member event this year and the membership committee has been doing some great work to welcome our new members.

Our last event of the year is the annual Bingo & Trivia night which we combine with our annual member meeting. I hope to see you all at that event, on December 8, for a night of fun and competition!

It has been an honor and a pleasure to serve as your 2022 CORC President! As I reflect on my term, I am thankful for all our volunteers, staff, and sponsors who help create the amazing events we put on. The hard work and commitment to this chapter is incredible and, without you, this chapter would not be anywhere near as successful as it has become in such a short period of time. Thank you!

Next year's slate of events is already up on our website (caicentraloregon.org). I'm extremely excited for these topics and for seeing many of you there!

Sincerely,
Noam Amir-Brownstein
2022 Central Oregon Regional Chapter of CAI – President

National Events

Law Conference

January 11th – 14th, 2023
New Orleans, LA

Annual Conference

May 17-20, 2023
Dallas, TX

CAI National Events

www.caionline.org/Events

Advocacy for Associations

www.caionline.org/advocacy



Noam Amir-Brownstein
2022 Central Oregon Regional
Chapter of CAI – President



Be A CORC Sponsor

Sponsorship Opportunities are available.

Contact CED Heather Brownson at 541-719-8224 or corc@caicentraloregon.org for more information.

- Bingo/Trivia and Annual Meeting December 8th Opportunities range \$250 up to \$500

2023 Sponsorship Opportunities

caicentraloregon.org/sponsorship

Sponsorship Committee

Member:

Melissa Curry

Member:

Erik Robinson

Board Liaison:

Elle Larkin

Vendor Spotlight



How can ABI Insurance help our CAI Members?

ABI's Associate Directors, Vern Newcomb and Sara Eanni are the experts who can help. Vern and Sara love insurance — they really do. They understand it and they dig deep. Association insurance is like an onion. There are many complex layers to pull back in order to insure a community correctly. Vern and Sara know how to pull back those layers.

CAI Members can look to ABI Insurance to help them build better communities and provide insurance solutions and risk management tools. Vern and Sara have extensive knowledge of community associations and HOAs. They understand insurance issues and want to share their expertise with associations, board members, and unit owners. Their goal is to keep a pulse on the changing world of insurance and help board members make informed decisions. They advocate for associations and help them navigate their insurance needs.

Share your thoughts on how your company is different from others?

ABI is a trusted expert who strives to offer exceptional customer service to clients in the Pacific Northwest and beyond. Both Vern and Sara hold the Community Insurance and Risk Management Specialist™ designation. They are the only two agents domiciled in Oregon with this designation. As CIRMSTM agents they have demonstrated competency in association-specific insurance risk management areas. They earned this designation through their extensive risk management experience. They are the experts who help analyze, reduce, and manage risk. They are supported by ABI's in-house habitational team who are ready to help and provide support to our community associations.

Make it fun – What's a fun fact about ABI Insurance?

Birthday twins — ABI has two sets right now. Two ABI employees share the same birthday in July and two others in February. Even more amazing, the February birthday buddies have the same name, Michelle, and their favorite color is purple. At ABI we celebrate all employee birthdays with a dessert selected by the guest of honor and a birthday song. Sometimes we sing "Happy Birthday" and other times a custom tune. On those days when we celebrate two birthdays at once, we have two treats. Over the last eight years, ABI has employed 10 different people who each share a birthday with someone else in the office. Our company total is five sets of birthday twins. We think those are fun numbers.

Contact: Chapter Executive Director Heather Brownson
541-719-8224 corc@caicentraloregon.org

