

**IN THIS ISSUE**

- P2** EMPLOYEE SPOTLIGHT  
**P2** POOL AND SPA DRAINS

**P3** FHA CERTIFICATION ASSISTANCE PROGRAM

**P4** 2010 BOARD MEMBER SEMINAR SCHEDULE

# JOMAR ASSOCIATION SERVICES NEWS

## FROM the PRESIDENT

LYNDA P. ERICKSON, PCAM®, CAAM

### EDUCATION IS EXTREMELY

important to everyone at Jomar, which is why I am proud to announce the names of our Community Managers who recently received the designation of CMCA®,

Certified Manager of Community Associations, through CAI, Community Associations Institute.

Congratulations to: Kate Parlette, Micki Marischen, and Tom Wetzler

All Jomar managers carry various designations such as the CAAM®, through AACM®, Arizona Association of Community Managers and the AMS®, CMCA®, and the PCAM® designations through CAI, Community Associations Institute. Many of the managers also volunteer their time throughout the year to work with a committee or to work at one of the various trade shows or luncheons.

All staff members of Jomar may also take on-line classes from the Associa® University. These classes range in topics from “Excellent Customer Service” to “Budgeting” to “Communication Essentials” and “Time and Stress Management”.

It takes many classroom hours and dedication to pursue these educational designations, and at the end of the day, the rewards are well worth the time and effort for every manager who attends classes and makes the dedication to this profession.

After certain requirements are achieved, all managers are able to continue their education to obtain additional designations through CAI® which gives you an “added value” as our clients. An educated manager can assist the board to answer their questions and to make the proper decisions. If the community manager does not have the answer, there are many people at Jomar, Dominic Cirillo for one and myself, who can answer your questions.

In addition to the classes we take as Community Managers through our local and national trade organizations, we also offer our “Board Member Education” classes for all board members. We thank you for attending our seminars in the past and I hope that more Board members will attend future seminars. If you should have any friends who live in a community not managed by Jomar, please feel free to invite them to our seminars.

You recently received a CEO Direct message from me announcing the promotion of Dominic Cirillo to Director of Community Relations. Dominic also holds the CMCA®, AMS® and CAAM® in Florida. In case you missed that email, I have included the announcement again in this edition.

Just a reminder, should you have any comments, concerns or questions at anytime throughout the year, please be sure to contact me as soon as you can by “CEO Direct” or you may also contact me at my direct email, [Lerickson@jomarassociations.com](mailto:Lerickson@jomarassociations.com) or by phone at 480-477-1801.

Thank you, again, for your time and dedication to being a volunteer for your community. I look forward to working with you as we continue to build a better community.



# EMPLOYEE SPOTLIGHT

DOMINIC CIRILLO, DIRECTOR OF COMMUNITY RELATIONS, CMCA®, AMS®

**I AM PLEASED TO ANNOUNCE** that Dominic Cirillo has been promoted to be the Director of Community Relations at Jomar Association Services, Inc.

Mr. Cirillo joined Jomar in 2008 as a portfolio manager. He is responsible for the day to day supervision of the Jomar community managers as well as still managing a portfolio of single family and condominium associations throughout the greater Phoenix area. Mr. Cirillo's knowledge and experience in community management is shared with the Jomar team by conducting educational seminars for the Jomar staff and board members alike and handles other special projects at Jomar. Prior to joining Jomar, Mr. Cirillo was and currently is a licensed community manager in Florida where he worked for three years, the last

being with a sister company of Jomar where he was an on site manager as well as a portfolio manager.

Mr. Cirillo received his certification from "The Community Associations Institute", "CAI- Arizona Chapter" and holds the CMCA® (Certified Manager of Community Associations) as well as the AMS® (Association Manager Specialist) professional designations. Prior to being in the community association business Mr. Cirillo spent 19 years in the restaurant business.

Dominic's contact information is 480-477-1792 and by email at [dcirillo@jomarassociations.com](mailto:dcirillo@jomarassociations.com).

As always, should you have any questions, I am still available to speak with you by phone, email or in person, my contact information is 480-477-1801 and by email at [Lerickson@jomarassociations.com](mailto:Lerickson@jomarassociations.com).

## POOL and SPA DRAINS

MICHAEL MCLAUGHLIN, CSP, ARM, CIRMS - AUTHOR AND SCOTT F. MCLAUGHLIN, CIC, CIRMS - CO-AUTHOR

According to the Consumer Product Safety Commission (CPSC), there were 83 reports of entrapment in pool drains, resulting in 11 deaths and 69 injuries, between 1999 and 2008.

Pool and spa drains are a necessary part of the circulation system but the suction created by pumping water through the drains can trap swimmers, especially children and those with long hair. Pools and spas with a single drain system present a greater risk of entrapment than those with two or more drains.



**T**he granddaughter of former Secretary of State James Baker, Graeme Baker, died as the result of entrapment in a spa drain. This tragic event was the catalyst for a new Federal law.

The Virginia Græme Baker Pool and Spa Safety Act of 2007 is a federal law that became effective on December 19, 2008. The law requires owners and operators of public pools and spas to comply with new Federal standards for pool and spa construction, including incorporation of anti-entrapment drains and drainage systems to protect against entrapment and drowning.

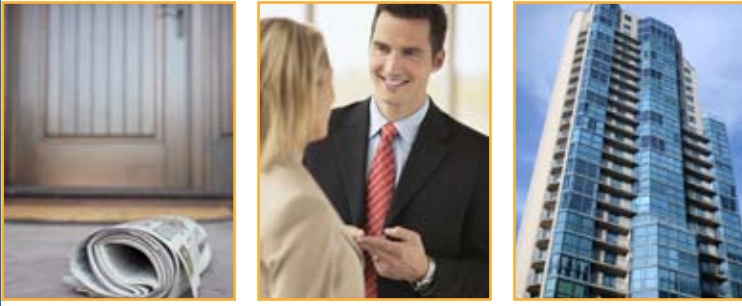
The CPSC has stated that public pools and spas that are not in operation as of December 19, 2008 need not meet the requirements of the Pool and Spa Safety Act until they return to operation.

### GENERAL REQUIREMENTS

The intent of the law is to reduce injuries and deaths by imposing mandatory requirements for entrapment avoidance for all public pools and spas. There are two requirements in the law that will affect a community association with a pool or spa.

1. All new and existing public pools and spas must be equipped with anti- entrapment drain covers that meet the requirements of ASME A112.19.8-2007.
2. All public pools and spas with a single main drain, other than an unblockable drain, must be equipped with one or more additional devises or systems designed to prevent suction entrapment.

# FHA CERTIFICATION ASSISTANCE PROGRAM



**THE FEDERAL HOUSING ADMINISTRATION, OR FHA,** has updated a number of “rule changes” to their loan underwriting criteria and procedures. Associa, the leader in community association management, has created this educational document to help boards of directors navigate this new information, including helping you understand if your association qualifies, and if so, what the implications of these rule changes may be.

**DECISIONS YOU MAY BE FACING** - As a condominium association board of directors, you have a number of options and decisions to make regarding this matter.

**IS FHA CERTIFICATION NECESSARY?** The industry consensus is that it is desirable to attain and maintain FHA certification to ensure that your owners and buyers have the full complement of financing options available to them. Given the challenging nature of the marketplace, FHA certification can be essential for many buyers and sellers.

**WHO IS RESPONSIBLE FOR DOING IT?** There are a number of varying opinions from association attorneys, lenders, sellers and buyers as to the responsibility for FHA certification and possible strategies which a condominium board should consider.

Associa has created an FHA Certification Assistance Program to aid your condominium association through this process. Please contact your Community Manager or local Associa office to learn more about our FHA Certification Assistance Program and how we can assist your community today.

## POOL and SPA DRAINS, Continued

A third requirement in the law affects the manufacturing and sale of drain covers. All pool and spa drain covers manufactured, sold or imported into the United States must conform to American National Standard ASME A112.19.8-2007 Suction Fittings for Use in Swimming Pools, Wading Pools, Spas and Hot Tubs published by the American Society of Mechanical Engineers (ASME).

### IMPACT ON ASSOCIATIONS

Most condominiums and community associations would view their common element pools and spas as a private or exclusive amenity. Under some state laws this might be an accurate statement, but not according to the new Federal law.

Prior to December 19, 2008, individual state & local laws regulated the operation of community association pools and spas. Regardless of how a state law defines a public pool or spa, the Federal law specifically defines pools & spas that are open exclusively to members

of a residential real estate development such as a community association as public. This definition may be in direct conflict with your state laws but the Federal definition prevails.

Violations of this law can result in civil or criminal penalties, including fines and imprisonment, which the association's insurance policies do not cover. Enforcement of the law is under the Consumer Product Safety Act. When the bill became law, the maximum penalty for one or more violations was \$1.825 Million. On August 14, 2008, with the passage of the landmark Consumer Product Safety Improvement Act of 2008, the maximum penalty skyrocketed to \$15 Million.

### WHAT WILL IT COST?

There is no simple answer to this question but most estimates average around \$1,200 per drain. Every pool and spa has a different drain configuration that will require a different approach to comply.



# 2010 BOARD MEMBER SEMINAR SCHEDULE

**JUNE 2, 2010**

104 - New Board Member Orientation

**SEPTEMBER 1, 2010**

102 - Budgets and Financials

**OCTOBER 6, 2100**

103 - How to conduct Annual, Board and special meetings

**TIME** 6:30 P.M.

**LOCATION** 1514 W. TODD DRIVE, SUITE B103  
TEMPE, ARIZONA 85283

Please R.S.V.P. by the Monday before the seminar at  
(480) 477-1812 or [cdouglas@jomarassociationtions.com](mailto:cdouglas@jomarassociationtions.com).

Minimum of five registrations required for class. Jomar reserves the right to cancel if less than five registrations are confirmed.



1514 W. Todd Drive, Suite B-103  
Tempe, AZ 85283