

COMMUNITY ASSOCIATION NEWSLETTER



Under the Weather: Preparing Communities for Natural Disasters

by Michael Cuglietta

Whether it is a hurricane colliding into the Blue Ridge Mountains, wildfires incinerating large swaths of Los Angeles County, or a raging flood in Texas, natural disasters are occurring more frequently – and more violently than ever before. In 2024, there were 27 weather events in the U.S. that caused at least \$1 billion in damage, according to the National Oceanic and Atmospheric Administration. The only year that topped that was in 2023, which set a record with 28 such events.

Community associations caught in the path of extreme weather find the devastation lingers long after the storm has passed. Costly repairs have depleted reserve funds, exposed infrastructure vulnerabilities, and sent insurance premiums skyrocketing. Although it is not possible for associations to insulate themselves completely from catastrophic weather, there are lessons to be gleaned from those who have been hit that could help mitigate loss and protect owners' investments.

[Link to Full Article](#)

☀ ATTENTION ☀

Our new website officially launched earlier this month. Please be sure to [CLICK HERE](#) to keep receiving our monthly newsletter!



SAVE THE DATE!!
2025 CAI-MI CORNHOLE TOURNAMENT
THURSDAY, SEPTEMBER 25TH AT GREAT SHOTS BACKYARD BAR
& GAMES, CLINTON TWP FROM 5-9 PM

Business Partner Spotlight



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Upcoming Events Check Our Website for Details

August 2025:

- August 7-8, 2025: M-100: Essentials of Community Association Management (Live Virtual Class)
- August 14-15, 2025: M-310: Management Company Administration (Live Virtual Class)
- August 15, 2025: Annual Golf Outing, Glen Oaks Golf Course, Farmington Hills, MI
- August 21-22, 2025: M-202: Association Communications (Live Virtual Class)

September 2025:

- September 4-5, 2025: M-204: Community Governance (Live Virtual Class)

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2025 Business Partner & Membership Directory
and 2nd Quarter Magazine
Links

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GOLFER REGISTRATIONS STILL AVAILABLE

2025 ANNUAL GOLF OUTING



Friday, August 15, 2025- 8:00 am - 4:00 pm
8:00 am Registration/Breakfast - 9:00 am Shotgun Start
Location: Glen Oaks Golf Course, 30500 13 Mile Road
Farmington Hills, MI 48334



Difficult Conversations: Solving Communication Challenges with Tactics and Technology

by Jennifer Miller

Even the most well-prepared and effective communicators in community associations will inevitably be faced with situations that have escalated into conflict, but experts have several strategies to de-escalate and resolve most

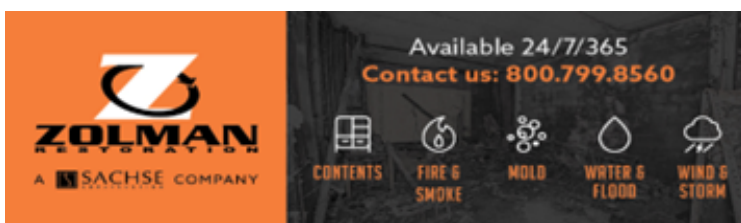
difficult conversations.

“Don’t point fingers,” says Marcy Kravit, CMCA, AMS, PCAM, with Hotwire Communications in Fort Lauderdale, Fla. “Don’t talk about the person; talk about the behavior. Don’t generalize; keep the focus on specifics.”

Like many in the field, community association attorney Edward Hoffman Jr., of Hoffmann Law in Montgomeryville, Pa., says he’s seen an increase in irrational behavior and conflict since 2020. “The COVID lockdowns seemed to change people’s mentalities,” he says. “People seem to be more direct or sometimes confrontational. As a result, effective communication is now more important than ever.”

“The key when dealing with (a confrontational) person is to make them feel heard and give them autonomy in the situation,” adds Hoffman, a fellow in CAI’s College of Community Association Lawyers and current chair of CAI’s Pennsylvania Legislative Action Committee.

[Link to Full Article](#)





Help Protect Your Community! Donate a Dollar-a-Door.

The Michigan Legislative Action Committee (MILAC) is a volunteer committee of the Community Associations Institute (CAI), consisting of homeowners and professionals serving community associations.

CAI-MI Legislative Action Committee works toward legislative solutions that protect Michigan community associations like yours from bad legislation that would hurt the community association housing model and restrict your rights. You can help the legislative action committee by contributing a "Dollar-a-Door or More" from your association.

We need your help in passing legislation to ensure that condominium documents do not automatically expire!

For questions email:

Todd Skowronski - tskowronski@maglawpllc.com

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[Link to Quarterly LAC Update](#)

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