

# COMMUNITY ASSOCIATION NEWSLETTER



## Getting Involved: The Power of Community Leadership

by Hal Hovey

For many homeowners, joining their association board may seem like an obligation rather than an opportunity. However, it can be transformative both personally and for the broader community. As a long-time board member, I know our community's strength begins with individual volunteers.

My involvement in community associations began nearly 20 years ago when we purchased a condominium unit in a self-managed waterfront community. It quickly became apparent that the board was not staying on top of required maintenance, and the association's budget did not realistically address long- or short-term maintenance needs.

What started as a choice to participate in improving our community's situation turned into a passion for community leadership. Since then, I have served in multiple roles across three different condominium and single-family associations.

Stepping into a community leadership role is a commitment to strengthening and enhancing your community. In self-managed communities, board members may spend anywhere from a few hours to 20 or more hours per week addressing various community needs — from financial oversight to project management. In communities with professional management, the board member time commitment is usually much less. While demanding in either case, the benefits are undeniable for community well-being and property values.

[Link to Full Article](#)



Please be sure to **CLICK HERE** to keep receiving our monthly newsletter! Our new website launched in July, and future newsletters will be sent via Glue Up! If you need assistance, email [ced@cai-michigan.org](mailto:ced@cai-michigan.org).

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### Upcoming Events Click Event for Details

#### September 2025:

- September 4-5, 2025: M-204: Community Governance (Live Virtual Class)
- September 24, 2025: The Art of Insurance Bidding 2.0: A Sophisticated Approach for Today's Market (Webinar)
- September 25, 2025: CAI-MI Cornhole Tournament, Great Shots Backyard Bar & Games, Clinton Twp, MI
- September 24-26, 2025: M-100: Essentials of Community Association Management (Live Virtual Class)

#### October 2025:

- October 9-10, 2025: M-205: Risk Management (Live Virtual Class)



# 2025 CAI-MI Golf Outing Recap

by Lisa Holbrook, CMCA

*What a tee-rific day it was on Friday, August 15th, as members and friends of CAI-MI gathered at Glen Oaks Golf Course in Farmington Hills for our annual Golf Outing! This year, we added a whimsical Seussian twist to the game, turning the traditional day on the greens into something straight out of a storybook.*

Golfers enjoyed playful surprises at every turn, from themed challenges to creative contests that kept the competition lively and the laughter flowing. Tons of prizes were up for grabs, giving everyone a chance to walk away a winner. Of course, no great outing is complete without plenty of fuel—attendees indulged in delicious food and refreshing drinks all day long, keeping spirits high and energy strong.

The weather couldn't have been better, and the Seussian theme brought a fresh dose of fun to a classic event. From networking with peers to celebrating a few lucky shots, the day was filled with camaraderie, cheer, and just the right dash of silliness.

We applaud Nicole Skaro of First Citizens Bank for bringing Cindy Lou Who to life and Mike Kearns, Courtney Lyon and Micah Williamson of Kearns Brothers for their fun Grinch-themed booth on the hole. They both received gift cards for truly embracing the spirit of the day!

One of the biggest highlights of this year's outing was coming together for a cause that matters. Thanks to everyone's kindness, we successfully raised an incredible \$3,500 for Turning Point. We're so proud to know that the fun we had on the course will also make a meaningful difference in the lives of those served by Turning Point.

A big thank you goes out to our generous sponsors, dedicated volunteers, and enthusiastic golfers who made the outing such a success. We couldn't do it without you!

Until next year... whether you're sinking putts or chasing after wayward shots, remember: one ball, two ball, red ball, blue ball— golfing with CAI-MI is the best of all!



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**Roll the Credits: What to Know About  
Music and Movie Licensing**

by CAI Member Task Force

Many community association leaders are unaware that most music and movies are protected by copyright. Use of copyrighted work without a license constitutes infringement regardless of whether the user has knowledge that the work is copyrighted

or didn't intend to infringe on the work. Statutory damages can range from \$750 to \$30,000. The court may award damages up to \$150,000 if willful infringement is found.

If a community association publicly plays music or a movie at an event, it must first obtain a license unless an exception applies. Licenses are commonly obtained from performance rights organizations.

**FREQUENTLY ASKED QUESTIONS**

**Is a license required if an association wants to play Spotify in a common area and has paid for Spotify?** Yes. Spotify requires users intending to use an account on behalf of an organization to create a "brand" account. This does not excuse the need for a license if the playlist is shared publicly. More information can be found in Spotify's end user agreement. Apple Music currently does not offer a similar account option. Please check the user agreement for other services.

[Link to Full Article](#)

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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:

Michael Pereira - [mpereira@hirzellaw.com](mailto:mpereira@hirzellaw.com)

Todd Skowronski - [tskowronski@maglawpllc.com](mailto:tskowronski@maglawpllc.com)

[Link to Additional Information and Donation Form](#)

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