

COMMUNITY ASSOCIATION NEWSLETTER



2025 CAI-MI Awards Gala Celebrates Excellence & Giving Back

by Lisa Holbrook, CMCA

The Community Associations Institute – Michigan Chapter (CAI-MI) gathered on December 19, 2025, at the iconic Roostertail in Detroit for an unforgettable evening of celebration, connection, and purpose. The 2025 CAI-MI Awards Gala brought together community leaders, managers, volunteers, and business partners to honor outstanding achievements across Michigan's community association industry.

A highlight of the evening was the presentation of a \$10,000 donation to Hope Against Trafficking, reinforcing CAI-MI's commitment to advocacy, compassion, and making a meaningful impact beyond our industry.

The night also shined a spotlight on exceptional individuals and organizations whose dedication and leadership elevate the communities they serve. Congratulations to our 2025 award recipients:

- Board Member of the Year: Deborah George, President of the Board of Directors, Maple Place Villas Condominium Association
- Business Partner of the Year: Gold Star Property Restoration
- Community Association of the Year: Maple Place Woods Condominium Association / Managed by Anna Rabinowitz, Metro Group Management Corporation
- Management Company of the Year: Association Management, Inc.
- Manager of the Year: Colleen Buha, Associa Kramer-Triad Management Group
- Rising Star: McKenna Stull, JBC Property Management Inc.

Thank you to everyone who attended, sponsored, and supported this special evening. Together, we continue to celebrate excellence, strengthen communities, and give back in powerful ways. ❤️

ATTENTION

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 in 2026! If you need assistance, email ced@cai-michigan.org.

Business Partner Spotlight



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ced@cai-michigan.org.

Upcoming Events Click Event for Details

January 2026:

- [January 22-23, 2026: M100 – The Essentials of Community Association Management \(Live Virtual Course\)](#)
- [January 29-30, 2026: M201 – Facilities Management \(Live Virtual Course\)](#)

2025-2026

Board of Directors:

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Director – John Tucker



2025 Business Partner & Membership Directory and 3rd Quarter Magazine Links

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As the year comes to an end, we would like to extend our heartfelt gratitude to everyone for their contributions to a successful 2025 for our organization. We are excited about the opportunities that 2026 will bring and can't wait to share this journey with you!

The Ultimate Guide to the Best HOA Holiday Ever: Events, Packages, Guests

by Hazel Siff

Now that your community is off to its best HOA holiday ever with clear and easy-to-follow decorating guidelines, board members and managers should put policy development, implementation, and enforcement aside for a

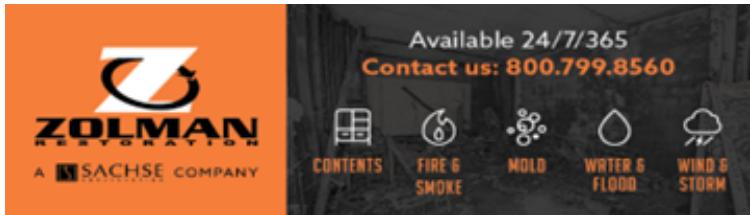
minute and remember what's really important: celebrating the season. Often, that means helping residents with the influx of packages and guests. It also means creating opportunities for residents to get together and boost engagement.

Events

Many communities organize parties to decorate common areas and common elements. Some hold contests for decorated homes – within the guidelines of your official policy, of course – and award prizes. Here are 15 ways to create new traditions and make merry memories in your community:

1. Bring together volunteers who like collaborating with each other.
2. Create a social committee that can brainstorm ideas for events.
3. Make the mission about making people happy, not putting organizers in the limelight.

[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:

Michael Pereira - mpereira@hirzellaw.com

Todd Skowronski - tskowronski@maglawpllc.com

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

[Link to Quarterly LAC Update](#)



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