

COMMUNITY ASSOCIATION NEWSLETTER



REMINDER: CALL FOR 2026 AWARD NOMINATIONS

Deadline: Monday, November 2, 2026

The deadline is approaching! There is still time to submit your nominations for the 2026 CAI-Michigan Chapter Awards, but don't wait too long. This is your opportunity to recognize the dedicated leaders, volunteers, professionals, and organizations that help make Michigan's community associations stronger, more engaged, and more successful.

Each year, the CAI-Michigan Chapter Awards honor individuals and organizations that exemplify professionalism, effective leadership, and responsible citizenship while making a meaningful impact in their communities.

Looking for inspiration?

Take a look at the outstanding recipients honored at the 2025 Annual Awards Gala and featured in Community Association News. Their accomplishments showcase the dedication, innovation, and leadership that continue to elevate our industry and inspire others to make a difference.

Save the Date!

The 2026 award winners will be announced and celebrated at the CAI-Michigan Annual Awards Gala on Friday, December 4, 2026, at the Roostertail in Detroit, Michigan. This special evening will bring together community association leaders, managers, business partners, and volunteers from across the state for a night of recognition, celebration, and appreciation.

Make Your Voice Heard!

Do you know a board member, manager, business partner, management company, rising professional, or community association that deserves recognition? Help us celebrate those who go above and beyond by submitting a nomination today.

2026 Award Categories:

- [CAI-Michigan 2026 Award Nominations Board Member of the Year](#)
- [CAI-Michigan 2026 Award Nominations Business Partner of the Year](#)
- [CAI-Michigan 2026 Award Nominations Community Association of the Year](#)
- [CAI-Michigan 2026 Award Nominations Management Company of the Year](#)
- [CAI-Michigan 2026 Award Nominations Manager of the Year](#)
- [CAI-Michigan 2026 Award Nominations Rising Star](#)

All nominations must be submitted no later than Monday, November 2, 2026.

Let's make 2026 another unforgettable year of celebrating the people and organizations whose hard work, dedication, and leadership make community living better for all.

Submit your nominations today!

2026 Annual Super Sponsors

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Legislative Advocate Sponsor

*Kevin Hirzel, Esq.—Hirzel Law, PLC

Upcoming Events Click Event for Details

October 2026

- [October 7, 2026: Community Conversation – October CCL \(Virtual\)](#)
- [October 16, 2026: Virtual Expo](#)
- [October 22-23, 2026: M206 – Financial Management \(Virtual\)](#)
- [October 22, 2026 – Flint Expo \(Warwick Hills, Grand Blanc, MI\)](#)
- [October 28, 2026: The Psychology of Calm: Managing Emotions and Conflict in Community Leadership](#)

Business Partner Spotlight



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2026-2027

Board of Directors:

President – Dawn Amez

President Elect – Shannon Murray-Wolf, CMCA, AMS

Secretary – Jeff Vollmer, Esq.

Treasurer – Kristin Briguglio

Director – Dianne Cartledge, CMCA, AMS

Director – Matt Heron, Esq.

Director – Jason Hutchison

Director – Keith Lehman

Director – Wendy Sherman, CIRMS, CPIA, CAS

Director – John Tucker



2026 Business Partner & Membership Directory and 3rd Quarter Magazine Links

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PCAM Case Study: 5 Insider Tips for CAI's Prestigious Manager Designation

By Julie Nagy, CMCA, AMS, PCAM

When I joined the faculty supporting CAI's community association manager education, I knew being a PCAM Case Study facilitator would be a rewarding experience.

With approximately 1,950 active Professional Community Association Managers, earning CAI's most prestigious designation demonstrates a willingness to grow as a manager and see beyond everyday community operations.

To obtain the highest professional recognition available in the profession, managers must complete CAI's M-200 series of courses related to facilities management, communications, leadership, governance, risk management, and financial management. In addition, they must complete a variety of industry-related education or service requirements.

The final step is successful completion of a case study, which allows managers to participate in a guided discussion about a specific association. Participants interview the association staff, board leaders, and outside professionals; they also take a live or video tour of the community. Within 30 days, participants complete a comprehensive essay-based exam using information obtained during the offering and their review of association documents.

Sitting for the PCAM Case Study requires time, patience, and skill. Careful planning will make the experience well worth it. Here are my tips. [Click here for full story.](#)

VIRTUAL EXPO
OCT 16, 2026 VIA ZOOM
8:45 AM – 1:00 PM
MEMBERS \$35 / NON-MEMBERS \$55
BOARD MEMBERS/HOMEOWNER LEADERS = FREE
3 CONTINUING ED CREDITS

Networking: 8:45 am - 9:00 am
Session 1: 9:00 am - 10:00 am
Artificial Intelligence in Community Association Management: Practical Uses and Practical Limits
How managers and boards are putting AI to work, and the questions worth settling first.
Artificial intelligence tools are already drafting correspondence, summarizing meetings, and searching records. This session looks at where they save real time, where their limits show, and the questions managers and boards can work through together: handling confidential co-owner information, reviewing output before it goes out, and retention of the association's records.
Break & Networking: 10:00 am - 10:25 am
Session 2: 10:25 am - 11:25 am
Snow, Ice, and the Association's Duty
Michigan premises liability has shifted under the association's feet. Here is what it means for winter operations.
Learn what recent court decisions mean for snow removal contracts, storm documentation, and your governing documents.
Break & Networking: 11:25 am - 11:50 am
Session 3: 11:50 am - 12:50 pm
Surviving the Difficult Co-Owner
An attorney and a manager on handling the co-owner who will not let it go.
An attorney and a property manager present both sides of the problem: documenting a pattern rather than an incident, handling high-volume records requests, knowing when correspondence has stopped working, and setting limits on contact that hold up in court.

 **REGISTER ONLINE USING THE QR CODE**
YOU WILL RECEIVE A LINK TO THE VIRTUAL ZOOM MINI EXPO ONCE WE RECEIVE YOUR REGISTRATION.





FLINT EXPO
OCTOBER 22, 2026
WARWICK HILLS
9057 S. SAGINAW RD
GRAND BLANC, MI 48439

Registration & Networking: 1:00 pm
Session 1 - 1:30 pm
Who Does What: Board Roles and Written Position Descriptions
What each board role actually requires, and how to put it in writing.
A board member and a manager will cover what each officer position involves in practice and how to put it in writing including a realistic account of the time commitment a seat carries. The session also addresses where association business ends and a neighbor-to-neighbor dispute begins.
Break & Networking - 2:30 pm
Session 2 - 2:45 pm
Lender Ready: Fannie Mae's 2026 Changes and the 15 Percent Reserve Threshold
What the current lender expectations mean for your budget and for unit sales.
Fannie Mae's lender expectations now reach into association budgeting: the reserve funding threshold moving from percent to 15 percent, actual cash value roofing, inflation guards, and per-unit deductibles. Learn what to review with your insurance agent and reserve analyst before adopting next year's budget, and what is at stake if units cannot be financed.
Break & Networking - 3:45 pm
Session 3 - 4:00 pm
Ask the Attorneys
Bring your questions. A panel of community association attorneys answers from the floor.
The chapter's traditional open-floor session returns. A panel of community association attorneys takes questions: assessments and collections, enforcement, governing documents, meetings and elections, and whatever else attend bring.

Scan the QR code or visit www.cai-michigan.org to register!
For questions or assistance registering, please email ced@cai-michigan.org

CAI Board Leader Certificate Course

BECOME A MORE INFORMED AND EFFECTIVE BOARD



An effective board is the association's greatest asset. The CAI Board Leader Certificate Course teaches you how to communicate with association residents, hire qualified managers and business partners, develop enforceable rules, interpret governing documents, and more. It provides a comprehensive look at the roles and responsibilities of community association leaders and conveys information to help create and maintain the kind of community people want to call home.

Community association board members and volunteer leaders step up to take on positions of service and responsibility. They're expected to anticipate issues, solve problems, meet the expectations of their residents, and protect property values.

The course will teach you how to become a more successful board member and how you can recruit and support new volunteers. You'll learn the role of the board, the president and other leadership positions, and you'll identify effective ways to work with professional managers and business partners.

The course consists of five modules:

- Module 1: Governing Documents and Roles & Responsibilities
- Module 2: Communications, Meetings, and Volunteerism
- Module 3: Fundamentals of Financial Management
- Module 4: Professional Advisors and Service Providers
- Module 5: Association Rules and Conflict Resolution

Registration provides access to many online resources:

- Access to on-demand course and resources for 1 year
- Five separate online course modules (6 hours of optional content)
- Video on "10 Things a Board Member Should Know"
- Various PDF download resources including:
 - Board Member Toolkit
 - Board Member Toolkit Workbook
 - CAI Board Leader Certificate Handout Packet
 - From Good to Great
- And much more

In addition, each student receives a certificate of completion and recognition on the CAI website.



Date: November 4, 2026

Location: MISD Building
44001 Garfield Rd #1100, Clinton
Township, MI 48038

Time: 10:00 AM - 2:30 PM

Check-In: 9:30 AM

**** Free Registration & Lunch will be Provided ****

SPONSORS:





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

Sarah Karl - skarl@maglawpllc.com

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

[Link to Quarterly LAC Update](#)



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