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## **President's message: Many voices speaking as one**

July 30, 2008 - Owners Developers & Managers

For almost two decades I have been involved with the CAI-NE chapter having been elected to serve as president for the first time 10 years ago and once more bestowed that opportunity again in 2008.

During those years I have also had the distinct privilege to share in some of the many achievements of volunteers who have come together and working through committees have selflessly and successfully represented the interests of community associations around New England.

While there have been many accomplishments to reflect upon, it is the influence CAI and its members can and do play in both the local and state legislative process that is most impressive, impacting all community associations in the state. Similar to condominium associations and communities, CAI is challenged with balancing the interests of individuals with the interests of the majority. And like communities throughout New England every day, the CAI legislative action committees rise to the challenge and the results are truly inspiring.

For more than 16 years the Massachusetts Legislative Action Committee (MALAC) in conjunction with CAI members has been successful in passing a series of landmark pieces of legislation including the Rent Attachment Statute (Ch.554), the Superlien Law (Ch. 400) and a number of amendments including Title 5 legislation and a variety of amendments to the condominium statute (Ch. 183A).

On a local level CAI members have been working with condominium coalitions throughout Mass. cities and towns assisting them in their efforts to obtain municipal services. Victories have not only come by way of passing and amending legislation but by defeating legislation including a recent bill opposed so vehemently by members that hundreds of calls and emails to legislatures assured that the bill was never reported out of the Committee on Bills in Third Reading.

Following on the heels of the successful MALAC is the R.I. Legislative Action Committee (RILAC). Established in late 2007, the RILAC, less than a year old, has already favorably impacted the financial stability of condominiums in that state with its first filed bill amending the R.I. Condominium Act to provide associations a fully enforceable six month superlien for common expenses over pre-existing first mortgages on units. Once again with the collected and focused efforts of condominium associations throughout the state, this landmark legislation will help to stabilize property values of condominium in these hard economic times.

CAI legislative action committees will continue to work tirelessly to serve community associations

and help them to operate better.

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