

Association of Condominium,
Townhouse, and
Homeowners Associations



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April 2019 Newsletter

Condo Elections: The Last Word (For Now)

By: Michael C. Kim, Michael C. Kim & Associates



Michael C. Kim, ACTHA member and ASCO General Counsel, highlights the importance of condominium elections and the steps that need to be taken to ensure a fair, legal election.

[Read More](#)

4 Steps to Take When Addressing Property Damage Within Your Association

Kelly Elmore, Principal at Kovitz Shifrin Nesbit



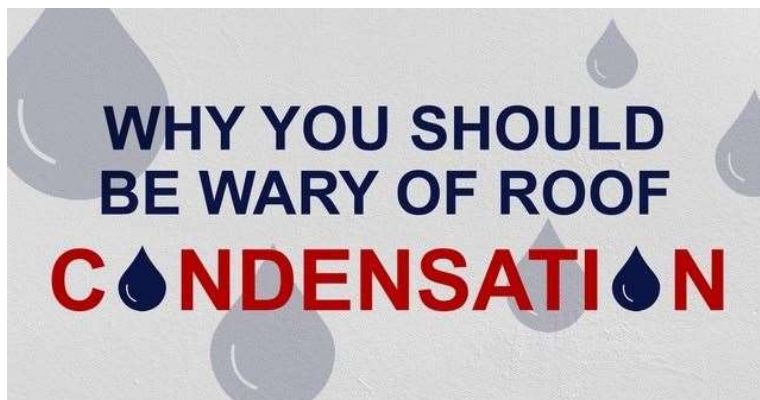
When disaster strikes your Association, are you prepared? Here are four steps to take when faced with damage to your Association's property.

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Why You Should be Wary of Roof Condensation

Adams Roofing



Condensation naturally occurs whenever warm, moisture-laden air contacts a cooler surface.

Similar to how beads of moisture collect on the outside of an ice-filled glass in summer, condensation can form on the underside of your roof in winter. Warmth escaping from your living space into the attic is the catalyst for condensation formation. If this is occurring in your home, it's vital to learn about the damage it can cause and how to resolve it.

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Consensus Building for Community Associations

Rosen Management



Community Association Board Members and Managers are responsible for carrying out businesses that protect millions of dollars worth of real estate. Daily problems arise that range in magnitude and importance, but all require sound business judgment to resolve. Many times, what is also required is the cooperation or consensus of Association residents comprised of different interests, values and personalities. Their cooperation can mean the difference between solving a problem on paper and actually solving it. It is virtually impossible to solve big or complex problems without having adverse effects on at least some interests. Consequently, almost any big or complex problem will not get unanimous support.

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What Type of Community is Your Association?

Dr. Brandon Hamilton, Ombudsperson for Tree Farm Estates



I grew up in Gary, Indiana. After high school and a period in the Navy, I went to colleges in Chicago, Boston, Washington, D.C. and Los Angeles. With all of this travel, I never thought about purchasing property. I also decided to stay flexible so that I could accept employment anywhere. I worked in Boston, San Diego, Valparaiso (Indiana) just to name a few cities. After completing my doctorate in business, I decided to settle in the Chicagoland area. I purchased a town home in Tree Farm Estates, just on the southern outskirts of Chicago in the Village of Calumet Park.

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-NEWS-

Upcoming Seminars

- The 2019 Lake County Quadrennial and Cook County Triennial Property Reassessments- May 9, 2019
- [Dealing with Difficult People: Association Board Members, Unit Owners and Management](#)- May 29, 2019



ILLINOIS CHAPTER
community
ASSOCIATIONS INSTITUTE

Upcoming Events for Homeowner Education

Fair Practices in Your Association
- Apr 10 - Schaumburg

Legal Forum
- Apr 12 - Glen Ellyn

Advanced Financials I:
Monthly & Yearly Financials
- May 21 - Schaumburg

for more information, visit www.cai-illinois.org

ACTHA Election Results:

Marcia Caruso
Jackie Fanter
Cindy Fitts
Betsy Gearon
Ron Sirotzki
Tom Skweres



ACTHA Officers 2019-2020:

Diane Pagoulatos, President
Ron Sirotzki, Vice President
Marcia Caruso, Secretary
Jeanette Butler, Treasurer



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