

HOA Living MAGAZINE

COMMUNITY ASSOCIATIONS INSTITUTE | COACHELLA VALLEY CHAPTER

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CAI-CV GOLF TOURNAMENT

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About CAI-CV

The Community Associations Institute – Coachella Valley Chapter (CAI-CV), established in 1983, is a nonprofit organization dedicated to serving the educational, business, and networking needs of community association professionals and homeowner leaders throughout the Coachella Valley. As part of an international organization, CAI-CV provides vital resources, training, and legislative advocacy to help homeowners associations (HOAs) operate effectively and responsibly.

Our mission is to build better communities by equipping board members, community managers, and business partners with the knowledge and tools necessary to lead with confidence, make informed decisions, and foster thriving, well-managed neighborhoods.

Membership is open to all who serve HOAs. Board members can enroll up to 15 members of their community, including the Board of Directors, committee chairs, and committee members, with one low fee. This offer also extends to cities or other governing agencies that would like to connect with CAI.

If you are a manager or business partner, CAI offers many opportunities for education and credentialing, including the Educated Business Partner distinction, multiple designations, and specialty credentials for community managers.

To inquire about membership, visit www.cai-cv.org/join, call (760) 341-0559, or email admin@cai-cv.org.

MEMBER RESOURCES

Members have access to our online directory, which contains contact information for all members within our chapter across all membership categories. Advertising opportunities are also available—please contact our office for details.

ABOUT HOA LIVING MAGAZINE

HOA Living is CAI-CV's monthly magazine and the official publication of the chapter. Circulation is approximately 1,200 and growing. A digital copy is distributed free to all members, and a printed version is available with a paid subscription.

If you are interested in submitting an article or advertising, contact us at admin@cai-cv.org.

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HOLLY SMITH, PCAM Executive Director

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Bruce Latta, CMCA, CFE

Manager, Indio Properties
President, of CAI-CV

Spring Momentum and Strategic Growth for CAI-CV

As the first quarter ends, April brings a seasonal shift to the Coachella Valley and one of the busiest times on the events calendar. International attention returns with the Coachella Valley Music and Arts Festival across two weekends, followed by the Stagecoach Country Music Festival, reinforcing the Valley's reputation as a global destination (and many short-term rentals to deal with).

March was a productive month for the Chapter. Membership continues to grow steadily, with fourteen new members in February—more than half Homeowner Leaders. This marks three consecutive months of growth and reflects the success of our membership efforts. Additionally, Constant Contact has reported 50 new subscribers to our HOA Living magazine in the past 30 days. We also welcomed our first public officials' membership, with the City of Cathedral City joining the Chapter.

The March educational luncheon featured Dawn Bauman, CAI National CEO, as guest speaker. Her engaging, note-free presentation on the future of homeowner associations resonated with attendees. Kudos to Holly Smith, our Executive Director, for her outreach in securing Dawn as our speaker. For future luncheons, we will slightly adjust some seating to improve the experience—please share your feedback.

The Chapter also hosted its monthly Board Member Workshop, focused on budget planning and reserve expenditures, held in person at the Classic Club.

Community outreach remained a priority. For the second year, CAI-CV sponsored and participated in the OnePS Annual Picnic and Community Expo at DeMuth Park in Palm Springs, where our team engaged with attendees. We also participated in the College of the Desert's Annual Career Fair, promoting industry awareness, and partnered with the City of Palm Desert for its 3rd Annual HOA Workshop. The City of Indio's 4th Annual HOA Workshop is scheduled for April 6 at Sun City Shadow Hills. A workshop with Cathedral City has been rescheduled for later this year.

The Board held its second strategic planning session with facilitation from CAI National. A summary and implementation plan will be forthcoming. Monthly board meetings have also resumed in person to enhance collaboration and engagement.

Two new directors were appointed to fill vacancies: William Brady of Hotwire Communications and Steve Shuey, PCAM (retired). The Chapter also formed a new Membership Committee, chaired by Gina Roldan of Roseman Law, with Meaghan Gaffney-Howe of the Gaffney Group serving as co-chair. Their leadership strengthens our membership engagement efforts and support for HOA communities.

In addition, the board implemented a bylaws option and formed a Finance Committee. The committee will examine the accounts and books of the Chapter and oversee the annual audit now required by National and report to the Board. The committee includes Jolen Zeroski the Board Treasurer, Mark Dodge immediate past president, board members Steve Shuey, Michael Marshall, and David Scott.

To make the most of your CAI-CV membership, if you haven't already, attend events such as educational lunches with mini trade shows, join a committee which is a way to build relationships and to help produce events or activities.

As we continue to grow, we remain committed to keeping CAI-CV a strong, supportive resource for the Coachella Valley.

Thank you for your continued support. I look forward to seeing you at upcoming events and working together to make this a remarkable year for CAI-CV. 📍



Holly Smith, PCAM
Executive Director

More Than Membership: How Participation Shapes Professional Growth

In today's fast-moving HOA environment, success is no longer defined by what you know—it's driven by how connected you are.

Whether you are a community manager, board member, or business partner, growth in this industry doesn't happen in isolation. It happens through engagement—showing up, participating, and building meaningful relationships with others who are navigating the same challenges and opportunities.

I've experienced this firsthand. When I moved to the Coachella Valley in 2018, I only knew the people I worked with. Like many in our industry, my world was largely limited to my day-to-day responsibilities. It wasn't until I became involved that everything began to shift. Through participation, I built not just a social circle, but a strong network of colleagues—many of whom I now consider friends. Those relationships have played a significant role in my professional growth and in shaping the leader I am today.

In a time where so much of our interaction happens through email and social media, it's easy to believe we're more connected than ever. But in reality, nothing replaces the value of face-to-face interaction—those conversations before and after a program, the connections made in a room full of peers, and the relationships built through shared experiences. At CAI-CV, we are also mindful of creating opportunities that are accessible, and we continue working to expand options for those who may not always have the financial ability to attend traditional events.

Organizations like CAI-CV provide the platform for these connections, but the true value comes from active involvement. Attending educational programs, participating in workshops, and engaging in conversations with peers offers insights that simply can't be gained from a handbook or online resource.

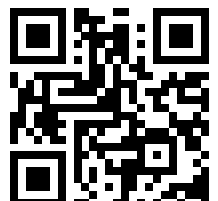
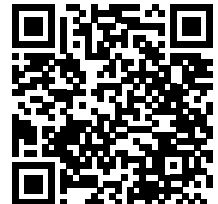
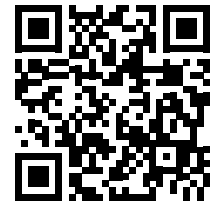
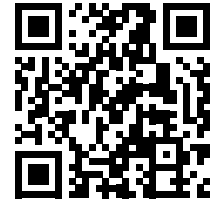
For managers and board members, this means gaining real-world knowledge that can be applied immediately within their communities. For business partners, it's about more than visibility—it's about building trust, understanding client needs, and becoming a valued resource within the industry.

The most successful professionals in our field are not just members—they are participants. They invest in relationships, contribute to discussions, and remain actively engaged in the evolution of their communities.

As we continue to expand our programming and create new opportunities for connection, I encourage you to take that next step. Attend a program. Join a committee. Introduce yourself to someone new. Because when you choose to participate, you're not just growing your network—you're shaping your future. 🌐

Join our Community

CAI-CV is one of 64 CAI chapters worldwide, representing a network of more than 50,000 professionals dedicated to strengthening community associations. Stay connected with local leaders, industry resources, and chapter news by following CAI-CV on social media and visiting us online. Build relationships, share knowledge, and grow your professional network within our community.



CAI-CV SPRING GOLF TOURNAMENT

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CAI-Sacramento Advocacy Update

March 2026

The legislative deadline to introduce bills was Friday, February 20. Bills must be in print for 30 days before they can be heard in a policy committee.

Several policy issues continue to be discussed at the Capitol, including member elections, reserve funding requirements, association management and meeting procedures, prohibiting associations from increasing regular assessments without sufficient justification, and a fix to AB 130, one of CAI-CLAC's top priorities.

Key bills to be aware of include SB 1007, which would prohibit an association from increasing or imposing regular assessments without member approval and would cap increases at the prior year's amount adjusted for inflation. SB 1238 would require an owner to provide additional disclosures to a prospective purchaser, including a separate disclosure regarding exterior elements and units requiring imminent repairs. A bill mentioned last month, SB 222, would void any CC&Rs that prohibit or effectively prohibit the installation of a heat pump or air conditioning (HVAC) system. A similar measure, AB 1684, has been introduced in the Assembly and would void any CC&Rs prohibiting the installation, upgrade, or replacement of a

cooling system. CAI-CLAC advocates have engaged with the authors' offices to express our concerns.

Additional bills of note include CAI-CLAC-sponsored AB 2050, requiring reserve studies to identify the minimum annual contribution needed to prevent reserves from falling below zero over 30 years, and AB 1892, which clarifies HOA responsibility for restoring interrupted gas, heat, water, or electrical service originating in the common area (unless otherwise assigned), revises election rules to require 30-day notice for electronic secret ballots, and shortens the acclamation election notice period from 90 to 30 days. CAI-CLAC is also advancing a clean-up measure to address urgent issues related to AB 130, but the bill has not yet been introduced.

Finally, it is not too late to plan on joining us in Sacramento for CAI-CLAC Advocacy Days, April 7-8, 2026. Registration and sponsorship information will be available this month.

If you haven't already done so, you are encouraged to follow CAI-CLAC on Facebook, X, LinkedIn, Instagram and YouTube for ongoing news, resources, events and legislative action. AND, feel free to LIKE, SHARE and COMMENT on CAI-CLAC posts. This helps to spread our message and show the strength of our community. 📢

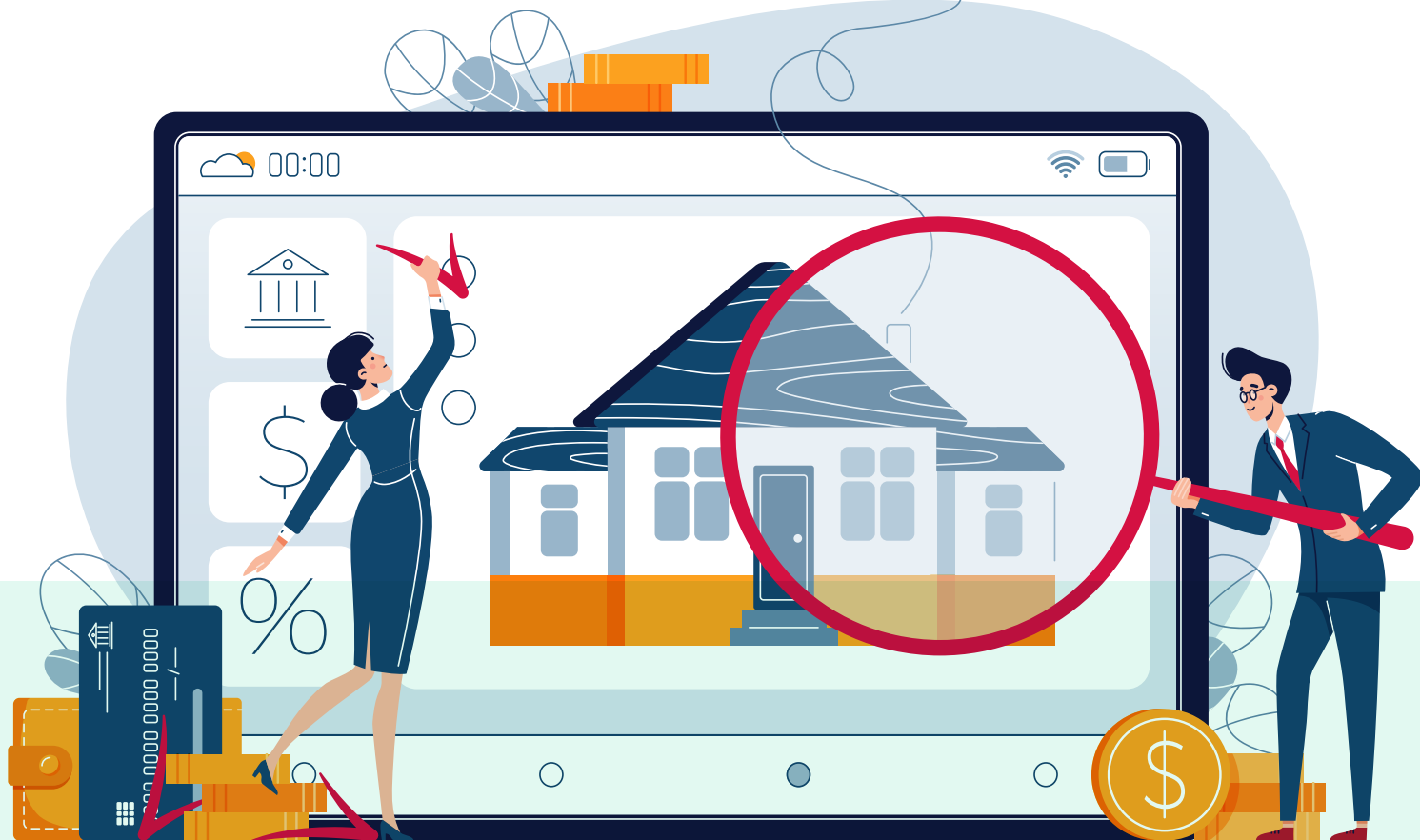


**YOUR ASSOCIATION CAN
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"Where Is Our Insurance Proposal?" Inside Today's HOA Insurance Market

By John Schuknecht, CMCA, AMS



Director of Partnerships for LaBarre Oksnee Insurance
Where is our proposal?
Why is it taking so long? Why do we only have one or two options? These are all frequent and common questions brokers receive.

One of the most common frustrations boards and managers experience during insurance renewal season is timing. This is, perhaps, second only to an unexpected increase in premium.

A board may spend months working with their broker, gathering information, and preparing for renewal, only to receive the final insurance options a

week or two before the policy expires. From the board's perspective, that can feel rushed and stressful. Naturally, the question becomes:

Why didn't we receive the proposals earlier?

"WHY DIDN'T WE RECEIVE THE PROPOSALS EARLIER?"

The honest answer is that much of it comes down to the current insurance market.

Over the past several years, community associations across the country have seen significant increases in insurance premiums. As a result, association

board of directors are consistently asking their insurance broker to search for less expensive coverage options each year. The days when most communities simply renewed their policy and moved on are largely behind us.

This has created a major increase in the number of submissions insurance carriers receive.

At the same time, the number of carriers willing to write HOA insurance has decreased. Several companies have reduced their appetite for association risks or exited the space altogether.

When a carrier exits the HOA market, every association they insured suddenly

needs to find replacement coverage. Those accounts all enter the marketplace at the same time, which creates an even larger volume of submissions for the remaining carriers. The result is that underwriting departments are often overwhelmed. Many carriers handle far more submissions than their teams are built to process.

In response, carriers typically review submissions based on the policy's effective date rather than the date the information was submitted. In other words, even if a broker sends in a complete submission several months ahead of time, the underwriter may not begin reviewing it until the renewal date is much closer.

It is also important to understand the difference between renewal proposals and new business proposals. When an association is renewing with its current

carrier, the underwriter already has the community's history, prior inspections, and underwriting information. Because of that familiarity, renewal proposals from the incumbent carrier are usually produced earlier.

"UNDERWRITING DEPARTMENTS ARE OFTEN OVERWHELMED. MANY CARRIERS HANDLE FAR MORE SUBMISSIONS THAN THEIR TEAMS ARE BUILT TO PROCESS"

When a broker is looking for new coverage for their client/community, the underwriting process starts from scratch. The carrier must review the buildings, loss history, construction details, and exposures before they can provide terms. That additional review takes more time.

While the timing can certainly be frustrating, it is largely a reflection of the current insurance environment rather

than a lack of preparation by the board, manager, or broker.

The best approach is still to begin the process early, provide accurate information as requested, and work closely with your insurance professional to approach the market well ahead of renewal. Doing so gives carriers as much time as possible to review the account, receive, and review options. Even in a challenging market, preparation and communication can go a long way toward making renewal season smoother for everyone involved. 📞



John Schuknecht CMCA, AMS is a former community manager who currently works as an Account

Executive for LaBarre/Oksnee Insurance. John can be reached at 657-207-4789 or JohnS@hoa-insurance.com



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Smart, Ethical AI Tools

By Alexandria Pollock, CMCA, AMS, PCAM, CCIDIM



Since the launch of ChatGPT more than three years ago, artificial intelligence has upended the way business is done.

In community association management, AI offers powerful opportunities to streamline daily administrative tasks. With this shift in how we work, it's critical we adopt privacy practices, set policies with our boards of directors for how AI is used, and keep human oversight at the core.

"AI tools can be great for writing letters to owners, creating newsletters, or helping with event sign-ups," says Adam J. Marshall, an attorney at Law

Firm Carolinas in Greensboro, N.C. "However, not all AI programs are safe or secure. Open systems do not protect the information you give them. Managers should think carefully about what data they share and, unless using a secure, private AI system with help from legal and tech professionals, should never share confidential information."

In addition to ChatGPT and other large language models, your management software may leverage AI chatbots to respond to resident inquiries. You may be using AI through an accounts payable system to process invoices electronically. Kara Foley, CMCA, AMS, PCAM,

vice president of community management for Seabreeze Management Co., in Aliso Viejo, Calif., states, "The biggest benefit to my team using AI has been that there are certain tedious tasks that can be done in an instant, and we've really benefitted from the time savings."

LIMITATIONS

While there are many possible applications, be aware of AI's limitations.

AI systems can hallucinate, which means they provide incorrect or misleading information. ChatGPT and other systems like it rely on information previously provided, which can create factual

errors and bias. Training it for your specific job duties requires human oversight and input.

A related issue is data privacy. To protect residents and the association, use private, subscription-based tools to analyze sensitive data such as financials, confidential correspondence, or legal matters.

“While some secure AI options exist, the overall AI world is still like the Wild West. Technology is moving faster than safety rules can keep up,” says Marshall. “Managers must be especially cautious with financial data. The Fair Debt Collection Practices Act doesn’t excuse mistakes caused by AI. Disclosing private information can still bring penalties.”

Ethical use of AI is paramount. Disclose its use when necessary. Treat any AI-generated work product as a draft and review it for accuracy. Be aware of local laws and regulations along with your governing documents, and don’t allow AI to replace expert opinions or guidance from legal counsel.

HERE ARE SEVERAL PRACTICAL GUARDRAILS GENERATED BY CHATGPT WHEN USING AI FOR DAILY TASKS:

- Correspondence and meeting minutes. Use AI to draft but require staff review and signoff.
- Resident chatbots and FAQs. Limit to nonlegal, nonfinancial Q&A. Provide easy escalation to staff and log interactions.
- Financial workflows. Permit AI-assisted categorization and scenario modeling but prohibit unsupervised ledger postings. Require reconciliations and monthly human review.
- Contract support. Use AI for summarizing bids or spotting discrepancies. Require attorney review for contracts.
- Scheduling and work orders. Automate notifications but confirm commitments with a human before vendor engagement.
- Adopt a brief AI policy. Specify permitted uses, forbidden uses (e.g., generating legal advice or unsupervised financial postings), approval workflow, and required training.

AI applications will continue to change daily workflows. There’s no question AI has significantly increased workplace efficiency and can give managers time to focus on strategic tasks or personal interaction with boards and residents.

With ethical, transparent use that protects residents’ information and the financial integrity of associations, managers can harness AI for the betterment of their communities.

Alexandria Pollock is west coast regional account executive with BuildingLink in Los Angeles, and serves on CAI’s Business Partners Council. CCIDM refers to the Certified Common Interest Development Manager in California. alexandria@buildinglink.com

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COMMUNITIES THRIVE BECAUSE OF THE PEOPLE WHO LIVE AND WORK IN THEM.

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March Madness: The Secret to a 'Fantástico' Pool Season

By Roberto Antonio Flores

As the desert breeze begins to shift and the first blooms of spring appear, the "heart" of your community—the association pool—is calling for attention. While residents are still dreaming of summer splashes, savvy HOA boards know that March is the most critical month of the year for aquatic success.

Waiting until Memorial Day to "flip the switch" is a recipe for murky water and unexpected repair bills. To ensure a season that is truly fantástico, the work starts now.

1. THE "COLD WATER" ADVANTAGE

There is a scientific reason to open early: algae loves heat. By starting your filtration and chemical balancing in March, you are working with colder water that naturally inhibits bacterial growth. An early start means using fewer chemicals and less intensive labor to achieve that signature crystal-clear sparkle.

2. BEATING THE REPAIR RUSH

The biggest threat to a community pool opening isn't the weather—it's the parts backlog. If a variable-speed pump or a filtration valve needs replacing, discovering it in March gives you a 60-day head start on ordering. In the pool world, a two-week delay in May can feel like a lifetime to a frustrated resident in 90-degree heat.

3. EMBRACING 2026 AESTHETICS

This year, the trend is moving away from the "standard blue" toward "Atmospheric Pools". Communities are increasingly opting for modern tile mosaics and sophisticated lighting that transforms the pool area into a 24-hour luxury retreat. Use this month to inspect your LED systems and safety signage to ensure your "blue oasis" looks as good at midnight as it does at noon.

4. SAFETY & COMPLIANCE: THE NON-NEGOTIABLES

Beyond the aesthetics, March is the time for your Facility Safety Audit. Ensure your CPO-certified professionals have tested all GFCI outlets, verified that gates are self-closing and self-latching, and confirmed that all emergency equipment is in peak condition.

THE BOTTOM LINE

A well-maintained pool isn't just a place to swim—it is a significant driver of property value and resident satisfaction. By being proactive this March, you aren't just opening a pool; you are launching a summer of community memories.

Let's make this season fantástico! 🌟

"COMMUNITIES ARE INCREASINGLY OPTING FOR MODERN TILE MOSAICS AND SOPHISTICATED LIGHTING THAT TRANSFORMS THE POOL AREA INTO A 24-HOUR LUXURY RETREAT."

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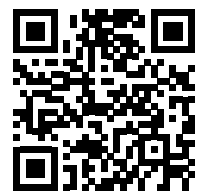
SACRAMENTO UPDATE

The California Legislative Action Committee's (CLAC's) primary objective remains constant: propose, monitor, evaluate, provide input, and take formal positions on state legislation affecting community associations.

In 2023, CAI-CLAC achieved just this. CLAC was successful in the sponsorship of two bills and the integration of cleanup measures into the Housing Omnibus bill. Furthermore, they played a pivotal role in securing critical amendments for three additional pieces of legislation.



**CAI-CLAC TWO MINUTE
UPDATE ON YOUTUBE:**



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Understanding Non-Functional Turf

What you need to know about Assembly Bill 1572 and Homeowner Associations

By Coachella Valley Water District

Earth Day reminds us of our shared responsibility to protect local water sources. Assembly Bill 1572 (AB 1572) supports ongoing conservation efforts by prohibiting the use of potable (drinkable) water on ornamental, non-functional turf (NFT) – a crucial step toward conserving our limited water supply.

NFT is defined as decorative grass areas with no practical purpose beyond appearance. This includes turf in roadway medians, parking lots, and office landscapes that are not intended for recreation.

Functional turf is defined as grass that is used for recreational purposes and civic or community events. This includes sports fields, parks, school grounds, golf courses, cemeteries, and pet exercise areas.

Understanding the difference between NFT and functional turf is key for water conservation efforts on commercial, industrial, and institutional (CII) properties, including Homeowner Associations (HOAs).

AB 1572 GOALS:

- Promote water conservation
- Increase sustainable landscaping practices
- Build local groundwater supply resilience
- Better prepare Californians for future statewide droughts

To comply with AB 1572 by January 1, 2029, HOAs must permanently discontinue watering NFT in common areas or replace NFT with sustainable landscaping alternatives. The bill also authorizes water suppliers, like CVWD, to enforce provisions with fines. HOAs must also provide compliance reports to the State Water Resources Control Board every three years, beginning June 30, 2031.

HOAs are encouraged to identify NFT areas in consultation with their homeowners and plan conversion projects over the coming years to meet the compliance deadline. CVWD staff are available to consult with HOAs to help identify NFT areas and discuss rebates to maximize available funding for HOA projects.

Exemptions from the law do exist for turf areas irrigated with recycled or non-potable water. Residential properties within HOAs are also exempt from the regulation. [f](#)

To learn more, visit cvwd.org/askCVWD, cvwd.org/Tips-for-Residents, worldplumbing.org, or epa.gov/watersense/fix-leak-week.



PRESENTS

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APRIL EDUCATIONAL LUNCH PROGRAM

**COME AND SEE HOW THE FUTURE OF AI
WILL AFFECT THE HOA INDUSTRY WITH
ANDREW BROCK FROM ASSOCIA**

WHEN: THURSDAY, APRIL 16, 2026

TIME: 11:00 STARTING MINI TRADESHOW

WHERE: PALM VALLEY COUNTRY CLUB

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MORE THAN MEMBERSHIP: HOW PARTICIPATION SHAPES PROFESSIONAL GROWTH

By: Holly Smith, PCAM Executive Director CAI-CV

In today's fast-moving HOA environment, success is no longer defined by what you know—it's driven by how connected you are.

Whether you are a community manager, board member, or business partner, growth in this industry doesn't happen in isolation. It happens through engagement—showing up, participating, and building meaningful relationships with others who are navigating the same challenges and opportunities.

I've experienced this firsthand. When I moved to the Coachella Valley in 2018, I only knew the people I worked with. Like many in our industry, my world was largely limited to my day-to-day responsibilities. It wasn't until I became involved that everything began to shift. Through participation, I built not just a social circle, but a strong network of colleagues—many of whom I now consider friends. Those relationships have played a significant role in my professional growth and in shaping the leader I am today.

In a time where so much of our interaction happens through email and social media, it's easy to believe we're more connected than ever. But in reality, nothing replaces the value of face-to-face interaction—those conversations before and after a program, the connections made in a room full of peers, and the relationships built through shared experiences. At CAI-CV, we are also mindful of creating opportunities that are accessible, and we continue working to expand options for those who may not always have the financial ability to attend traditional events.

Organizations like CAI-CV provide the platform for these connections, but the true value comes from active involvement. Attending educational programs, participating in workshops, and engaging in conversations with peers offers insights that simply can't be gained from a handbook or online resource.

For managers and board members, this means gaining real-world knowledge that can be applied immediately within their communities. For business partners, it's about more than visibility—it's about building trust, understanding client needs, and becoming a valued resource within the industry.

The most successful professionals in our field are not just members—they are participants. They invest in relationships, contribute to discussions, and remain actively engaged in the evolution of their communities.

As we continue to expand our programming and create new opportunities for connection, I encourage you to take that next step. Attend a program. Join a committee. Introduce yourself to someone new. Because when you choose to participate, you're not just growing your network—you're shaping your future. 📍



Holly Smith has been in the property management industry for over 20 years throughout Southern California. Holly is currently Executive Director of Community Associations Institute of Coachella Valley. Holly can be reached by calling (760) 341-0559 or email holly.smith@cai-cv.org.

CAI-CV Supports Community Spirit as Double Platinum Sponsor of One PS Picnic



The Coachella Valley Chapter of the Community Associations Institute (CAI-CV) proudly participated as a Double Platinum Sponsor for the One PS Community Picnic, held at Ruth Hardy Park on Saturday, March 21, 2026. The event brought together a vibrant cross-section of the Palm Springs community for an afternoon centered on connection, celebration, and local engagement.

Running from 11:00 a.m. to 2:00 p.m., the picnic welcomed residents from neighborhood groups from across Palm Springs like the Twin Palms, Movie Colony, and Indian Canyon to name a few; along with key community partners including the Palm Springs Fire Department, Palm Springs Animal Shelter, and a newly introduced local wildlife rescue organization. Together, these groups highlighted the collaborative spirit that continues to define the city's strong sense of community.

Despite the warm desert temperatures, attendance remained strong throughout the event, demonstrating the enthusiasm and pride Palm Springs residents have for supporting local initiatives and gathering with neighbors. The park came alive with a variety of entertainment and activities designed for all ages.

Guests enjoyed live music from a local band, an energetic drum line performance, and even joined in on line dancing, creating a lively and welcoming atmosphere. A selection of food offerings and interactive activities added to the experience, giving attendees plenty of opportunities to relax, connect, and celebrate.



As a Double Platinum Sponsor, CAI-CV was honored to support an event that aligns so closely with its mission of building stronger, more connected communities. The OnePS Community Picnic served as a powerful reminder that when residents, local organizations, and service providers come together, the result is a thriving and engaged community.

CAI-CV looks forward to continuing its support of events like this that bring people together and strengthen the neighborhoods we all serve. 🌵

GO BOLDLY

EDUCATIONAL LUNCH PROGRAM

Guest Speakers

Dawn M. Bauman
Chief Executive Officer

The Coachella Valley Chapter of the Community Associations Institute (CAI-CV) was honored to welcome CAI Chief Executive Officer Dawn Bauman for a special luncheon program focused on the future of the community association industry.

The March 19 program, held at Sun City Palm Desert, brought together a strong and engaged audience of community managers, board members, and business partners, reflecting the growing interest in the evolving landscape of HOA management. Attendees had the unique opportunity to hear directly from national leadership as Bauman shared insights into emerging trends, challenges, and opportunities shaping the industry.

Her presentation emphasized the importance of adaptability, continued education, and strategic thinking as communities navigate changing expectations, advancing technology, and increasing operational complexities. With a forward-looking perspective, she encouraged professionals at every level to remain engaged, collaborative, and open to innovation as the industry continues to evolve.

The turnout and level of engagement throughout the program underscored the value of bringing national thought leadership to the local level. Events like this not only provide critical insights but also strengthen connections across all sectors of our industry.

CAI-CV was proud to host such an impactful program and extend its appreciation to Dawn Bauman for sharing her time, expertise, and vision. Her visit served as a reminder of the importance of staying connected—not only within our local communities, but also to the broader direction of the industry. 🏡



CAI-CV EDUCATIONAL PROGRAM & MINI TRADE SHOW
THURSDAY, MARCH 19, 2026 | AT SUN CITY PALM DESERT



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The Future of the Desert Canopy

A Conversation on Sustainability, Soil, and Survival Between Two Horticulturist

By Thomas Guarneri and Johnny Contreras

Johnny: We're looking at Earth Day for the April issue, Thomas. When you think about desert landscaping and sustainability, what's the real priority right now?

Thomas: Honestly, the big focus needs to be on preserving our desert canopy. You look at a city like Phoenix—over the last 20 years, the temperature has jumped nearly 10 degrees. We're seeing those same "heat island" effects right here in Palm Desert and Palm Springs. A huge reason for that is a lack of proper arboriculture. But it's not just the big trees; people overlook the smaller desert plants, too. In a landscape where every drop of water counts, we have to look at how even our cacti are contributing to the environment.

Johnny: It's funny you mention that, because there's a common misconception that cacti don't really do much for air quality compared to canopy trees. We often think of them as static objects rather than active "air cleaners."

Thomas: Exactly. My buddy is actually a botanist studying this right now. They're researching carbon sequestration in cacti species. Because of their "CAM metabolism," they do their cellular respiration at night. It turns out their impact on air quality is much bigger than we previously thought. They're still photosynthesizing; they're just doing the work while we're sleeping.

Johnny: That's a huge point. But beyond air quality, I've been thinking a lot about the actual biodiversity we're creating here in the Valley. It's not just for the "look". There is a real connection between the variety of life in our yards and our own health.



Thomas: 100%. When we talk about biodiversity, people usually just think of different looking plants, but it's really about the microbiology. A biodiverse landscape brings in a wider variety of "good" bacteria and natural microbes.

Johnny: Exactly. There is actually research showing that when humans are exposed to that kind of environmental biodiversity, it strengthens our immune systems. By surrounding ourselves with a healthy variety of native plants and soil bacteria, we're actually reducing the risk of developing immune diseases. We evolved alongside these microbes and when we live in a sterile "rock-and-concrete" bubble, our bodies lose that protection.

Thomas: It's that "Zone Stepping" idea again. By bringing in a mix of desert-hardy species, you aren't just saving water, you're creating a living shield. You get the natural predator insects to handle the pests, so you don't need chemicals, and you get a healthier microbial environment for the people living there.

Johnny: It makes the "Earth Day" mission feel a lot more personal. We saw the danger of a "one-size-fits-all" approach during the 2016 drought. People weren't just trying to save money; they were following strict city ordinances that banned daytime watering to prevent runoff and evaporation. Because there was no plan for the trees, people shut the water off during the day, and we ended up damaging 75% of the trees in Palm Springs. We didn't just lose shade; we lost the biological diversity that keeps the whole community healthy.

Thomas: It's a tragedy because health starts at the root. We talk about planting trees, but we don't talk about soil biology.

Johnny: Exactly! We're always removing organic matter and just throwing granite on top. I've been dreaming about better designs, literally. Instead of just a ring of mulch that blows away, we should be tilling in compost and worm castings two feet deep before the hardscape goes down. If you improve that soil biology first, you're feeding the tree and the microbial world that keeps us healthy.

Thomas: At the end of the day, that's the most sustainable thing you can do: plant for the long haul and take care of the life in the dirt beneath us. 🌱

Johnny Dennis Contreras is the Business Developer, and Marketing Manager at Southwest Landscape & Maintenance and is a ISA Certified Arborist. Johnny can be reached by calling (909) 734-9743 or emailing johnny@swlandscape.net

Preventing and Responding to Violence: How to Protect Residents and Staff

BY HAZEL SIFF

Community managers have a profound responsibility for the safety and well-being of residents and staff. At CAL's 2025 CEO-MC Retreat in September, a security expert shared guidance for recognizing potential threats, de-escalating conflicts, and handling violent situations.

John Iannarelli, a retired FBI agent and former SWAT operator with decades of experience responding to violent incidents, told attendees that while active shooter events are unlikely, preparedness is crucial.

Iannarelli stresses that managers must recognize potential threats before they escalate and rely on their instincts. He recommends paying attention to behavior that feels off or aggressive since early indicators often precede serious incidents. Reviewing past interactions, observing unusual behavior, and monitoring social media activity can help anticipate risks before they become immediate threats.

"You've been around a lot of people ... if your instincts are telling you something's wrong, there's a reason," says Iannarelli. "Listen to it."

Potentially threatening individuals often give themselves away. Iannarelli recommends managers watch for the following warning signs:

Social media posts revealing anger, frustration, or violent intent.

Behavioral issue patterns around deadlines or legal actions. People often escalate threats when there is some immediate trigger such as eviction notices or disputes with neighbors.

Obsessive focus on grievances.

Individuals may bring up the same complaints or express extreme

frustration about perceived slights. This can include hostility toward rules, staff, or other residents.

Unusual preparation or carrying objects. Sometimes people subtly prepare to enact violence in ways that hint at intent such as by bringing items that could be used as weapons or showing unusual interest in restricted areas. Iannarelli emphasizes the importance of policies that allow staff to "have a look around" and be aware of what individuals are carrying.

Sudden changes in demeanor, verbal cues, and agitation. Threatening individuals often escalate their anger verbally. While community managers are usually not strangers to verbal conflict, it is important not to overlook it. Ignoring the underlying aggression can be dangerous.

DE-ESCALATION

Managers also must learn to understand how to handle disputes and prevent them from escalating into dangerous situations. Many conflicts begin with complaints between residents, legal disputes, or property concerns. Iannarelli explained managers must recognize warning signs and approach these situations with calm, deliberate engagement. A core element of de-escalation is projecting calmness.

"People will tend to mimic your behavior," he says. Try to avoid appearing wild and excited.

Techniques such as listening actively, acknowledging frustration without agreeing, offering personal space, and adjusting the environment by inviting someone to sit down or step aside are all practical ways to prevent conflicts from

turning violent, according to Iannarelli.

"Think not only about what your verbal skills are but also what your physical skills are," he says. "Are you able to engage in a conversation with somebody who's looking to have a problem and de-escalate it by being there, having a presence, appearing as if you're not going to be pushed

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around, but not threatening either?" Iannarelli adds that a verbal conflict generally escalates into a physical one within 30 days. "That's the time you want to do something," he says.

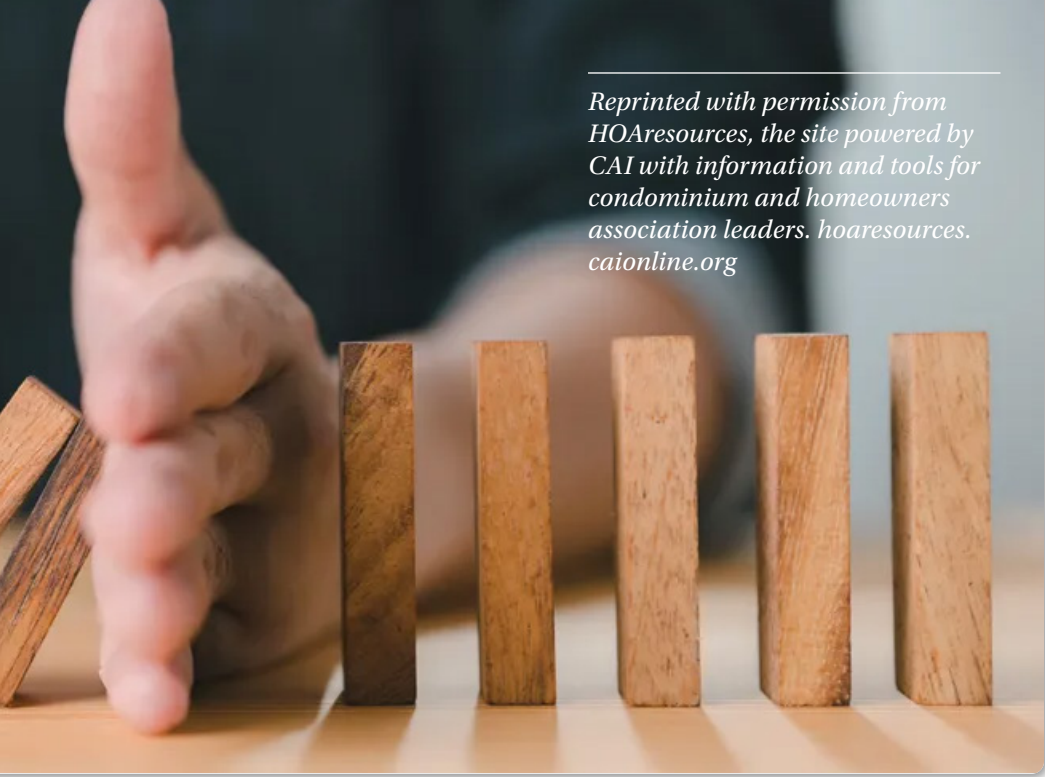
ACTIVE THREATS

Managers also must prepare for the unlikely possibility of an active shooter or other violent event. Iannarelli outlined the "Run, Hide, Fight" framework as essential to protecting lives. If evacuation is possible, it should always be the first option, he says. All too often, people fail to run; they freeze, which increases their risk.

Many of the tragic real-life situations Iannarelli has witnessed involved situations where people would have likely survived had they fled the scene.

"If you can run, if you can get away, if things are going bad, that's what you want to do," he says.





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SAFETY FIRST

Community association board members, managers, and business partners are regularly faced with challenging and complex issues that can spark strong emotions.

However, few are prepared for violent attacks; few know how to handle aggressive behavior; and few know how to respond when their lives are on the line. CAI's Safety First: Evaluating Risks and Developing Practical Solutions offers readers ideas, tips, and resources on community safety, conflict prevention, security options, and more.

Safety First is available in print and digital formats. www.caionline.org/shop

Securing a safe space during an event becomes critical. This could include offices, closets, or other rooms that can be reinforced or locked with simple tools. "Somebody's got to call 911," he says. "Don't assume somebody else has done it. Tell them who you think it is, where they live, etc.

The help you need will get sorted out as soon as the shooter or whoever is causing a problem is secured."

Managers should identify multiple exits, know how to secure doors quickly, and prepare staff to act decisively during these critical moments.

"You are the responsible person in the room," says Iannarelli.

"Not everybody is going to be thinking the way you're trained to think on how to protect yourself from these things. You need to take charge until you're relieved of that responsibility by somebody else of a higher authority."

Communication is another key component. Clear notification systems allow managers to inform residents, coordinate with law enforcement, and update staff on safety measures.

"Think of how you are going to notify everybody if something's going on," Iannarelli says. "How are you going to let your residents know that something bad is happening at this moment or has happened?"

COMMUNICATION PROTOCOLS

Establish clear notification procedures. Identify who is responsible for sending alerts during an emergency, determine which residents and staff need to be notified immediately, and have a plan for internal staff communication and external resident notifications.

Maintain up-to-date contact information. Ensure cellphone numbers, emails, and emergency contacts for all residents and staff are current and create a centralized, accessible database for emergencies.

Implement mass notification tools.

Use text messaging systems, apps, or automated calls to send alerts quickly, and consider tools that geolocate employees or residents to confirm safety.

Coordinate with law enforcement.

Communicate real-time updates to 911 or local police during an incident and provide detailed information about the threat, including a description of individuals, location, weapons, and number of people involved.

Plan for post-incident communication. Identify how and when to inform residents after an incident. Prepare messaging for legal, media, and internal staff. Keep templates or prepared statements for emergencies to save time.

Train staff on communication procedures. Conduct regular drills for emergency notifications. Teach staff how to send alerts calmly and efficiently under stress and ensure that staff know their roles and who is in charge during incidents.

Iannarelli also emphasizes the importance of ongoing security assessments and preparation. Managers can walk through the property to identify potential vulnerabilities, know where exits and secure spaces are, and anticipate how individuals might behave during a conflict.

Situational awareness, clear planning, and calm leadership are essential skills for professionals responsible for the safety of a community. "The average active shooter situation lasts about five minutes or less, and the average police time response in this country is eight minutes," Iannarelli says. "It's over before the cops get there, so you need to know how to de-escalate whenever possible... and when you can't de-escalate, you've got to know how to protect yourself."

Hazel Siff is editor of Community Manager newsletter. hsiff@caionline.org

An aerial photograph of a landscaper wearing a green cap and blue shirt, working on a lawn. The landscaper is using a blue and white utility vehicle. The lawn is green, and there are several circular patches of brown soil or mulch. The background shows some trees and a gravel area.

Functional or Nonfunctional: That Is The Question

Plan Now to Save Water,
Reduce Spend & Navigate
Compliance with AB 1572

California continues to face long-term drought conditions and mounting pressure on its water resources. In response, the state has passed Assembly Bill 1572 (AB 1572)—a sweeping regulation aimed at reducing unnecessary water use by banning the irrigation of nonfunctional turf with potable (drinkable) water. This law targets commercial properties and landscapes managed by homeowners' associations (HOAs), signaling a major shift toward sustainable landscaping and long-term conservation.

WHAT IS AB 1572?

AB 1572 prohibits the use of potable water to irrigate nonfunctional turf on commercial, industrial, institutional, and HOA-managed landscapes. Nonfunctional turf is defined as grass that serves no recreational or community

purpose. Common examples include HOA common areas not used for play or gatherings; street right-of-ways; parking lot planters; medians and grass surrounding businesses without active use. Functional turf, which is exempt from the ban, includes areas used for recreation or gatherings or supporting tree life.

WHO IS AFFECTED?

HOA Boards and community management companies responsible for maintaining community common areas and commercial property owners and managers of office complexes, retail centers, business parks, parking lots, and industrial campuses are all affected by this new law.

COMPLIANCE TIMELINE

The compliance timeline differs for each affected sector. Public properties owned by local governments must comply by January 1, 2027; commercial, industrial, and institutional properties by January 1, 2028; and HOA common areas by January 1, 2029. Commercial and HOA properties with >5,000 sq. ft. of irrigated turf must self-certify with the State Water Resources Control Board (SWRCB) and re-certify every 3 years.

WHY AB 1572 MATTERS

The law aligns with California's broader goals to conserve water by eliminating unnecessary irrigation, promoting drought-tolerant, native



landscaping and sustainable urban design and reducing water waste. In addition, non-compliance risks include fines up to \$1,000 per day and possible increased water rates from local agencies.

BENEFITS OF TURF CONVERSION

Converting nonfunctional turf offers multiple benefits beyond regulatory compliance. Maintaining turf requires a significant amount of labor to appropriately mow, edge, blow, aerate and fertilize. When a community decides to reduce turf and replace it with strategically placed low maintenance and drought tolerant plant material, they should receive immediate reduced maintenance costs from their landscape contractor. In addition, communities will see water savings should they decide to convert sprinkler systems to low-water-use drip systems. Rebate opportunities from local water districts and authorities also offset project costs for everything from turf conversions, smart controller installations and water-efficient irrigation upgrades.

HOW TO PLAN AHEAD

The process of planning to navigate AB 1572 does not need to be scary! Property owners and community managers can prepare for AB 1572 by partnering with their landscape contractors to take proactive, meaningful steps to ensure compliance by 2029.

1. Gather the facts & figures

The first step on the journey to compliance is to identify all functional and nonfunctional turf, map and measure these turf areas, and document existing irrigation system components. A community should also consult with their local water district to understand what rebates are available. Many California water agencies offer \$1–\$4 per square foot for turf replacement. Work with your landscape provider to understand all the available incentives, any project requirement or minimum that must be met and what kind of documentation is needed to fulfill the rebates.

2. Define your priorities, budget & scope

Once all the foundational data is gathered, defining priorities, budget and scope is the second step. Board leadership and management should work together to set goals and develop a multi-year budget that is reasonable for their community. With agreed-upon goals and a long-term budget, an initial phased project plan can be created and shared with your landscape provider.

3. Request proposals & savings analysis

Your landscape provider will be able to assist you with understanding projected construction costs this year, next year, five years from now, etc. Boards and management should request detailed proposals from their landscape contractor



that include anticipated maintenance savings, design plans and plant palettes. Your landscape provider will also be able to use these designs to project rebate savings.

4. Choose your path forward

Once all the nonfunctional turf areas have been identified, goals have been set and proposals reviewed, Boards and managers can work with their landscape provider to decide how each area will be addressed for compliance. Ideas include converting nonfunctional turf to drought-tolerant landscaping, shifting from spray to drip irrigation and creating recreational spaces to reclassify some turf as functional.

5. Confirm the plan and timeline

Once the project has been approved, Boards and homeowners should receive a full project schedule (depending on the scope of the project). Your landscape provider will also confirm that all pre-project rebate submissions have been completed.

6. Engage Stakeholders

Before ground is broken on any turf conversion or enhancement project, creating a plan for communication to residents and tenants is key for a successful and smooth project execution. Utilize recurring newsletters and email blasts to communicate scope and hold educational events to build awareness and support.



7. Commence Project & Track Progress

Once the work begins, request weekly photo updates from your landscape contractor (depending on the scope of the project). Maintenance savings should also be applied immediately. Once the project has been completed, a close out packet with full documentation should be presented with information like irrigation configuration, plant types and maintenance needs and anticipated life-span and anticipated replacement/refresh needs of plant and other materials. Your landscape provider will also submit final rebate applications to your water provider.

8. Enjoy Your New Landscape!

AB 1572 might feel like a big change, but it's also a big opportunity. By starting early and working collaboratively with your trusted landscape partners, Boards, Managers and communities can stay ahead of AB 1572 requirements, achieving compliance while lowering long-term costs and promoting environmental sustainability. We are all in this together and who knows, maybe we will see that the grass really is greener on the water-saving side. 🌱

This was republished from Summer 2025 CAI-California North the Voice Magazine. And reviewed by Jason A. Savlov, Esq. at ADAMS | STIRLING PLC



Anna Muriello is the Operations Manager for BellaVista Landscape Services' Sacramento Regional Office. With over a decade of experience in plant and landscape management in both California native and non-native focused environments, she offers a varied perspective that helps her clients achieve their multi-faceted landscaping goals. Anna is passionate about building strong relationships with Boards, Volunteers, and Homeowners—people who share her deep investment in creating beautiful, thriving outdoor spaces. In her free time, you'll likely find her out for a run, giving her dogs some love, or discovering the natural beauty of Sacramento's wild spaces.



Investing in the Future of Our Industry

On Wednesday, March 5, CAI-CV took an important step toward strengthening the future of the community association industry by participating in the College of the Desert Career Fair. The event provided an opportunity to introduce students to a profession many had never previously encountered—yet one that plays a vital role in the management and success of communities across the country. Through conversations with students, we were able to share how community association professionals help guide the operations, governance, and long-term sustainability of the neighborhoods where millions of people live.

As community associations continue to grow, so does the need for talented professionals who bring leadership, organization, communication, and problem-solving skills to the industry. One of CAI-CV's priorities is helping ensure that the next generation understands

that community association management is not simply a job, but a meaningful and dynamic career path with opportunities for growth, advancement, and impact. By introducing students to the industry early, we are helping to broaden awareness and position community association management as a legitimate and attractive professional field.

This outreach effort is only the beginning. CAI-CV will continue building relationships with College of the Desert by inviting interested students to attend upcoming chapter programs and networking events where they can experience the industry firsthand. We are also exploring opportunities to develop an industry-focused job fair and to bring presentations directly into classrooms soon. By investing in these partnerships today, we are helping cultivate the talent that will lead and support our communities tomorrow. 📍

Better HOA Living

OUR MISSION
CAI-CV exists to build better communities by equipping board members, community managers, and business partners with the tools, knowledge, and support they need to lead with confidence and make informed decisions.

WHY SHOULD YOU JOIN?

COMMUNITY MANAGERS
Stay Ahead in Your Field
As a community manager, you serve a vital role. CAI provides the latest industry insights and trends to help you stay at the forefront of the profession.

BUSINESS PARTNERS
Network and Grow
This membership is perfect for businesses that support the community association industry. CAI offers valuable industry insights and networking opportunities.

ASSOCIATION BOARD MEMBERS
Empower Your Association
The most successful community associations are led by well-informed boards. With CAI membership, your board members will have access to critical resources and educational opportunities to lead effectively.

CITY AND PUBLIC OFFICIALS
Connect and Collaborate
This membership helps city leaders better understand how community associations build stronger partnerships and access resources that promote effective collaboration with HOAs.

MEMBER BENEFITS
CAI members have access to expert knowledge, resources, and education on community living, plus a global network of 50,000+ professionals in 64 chapters.

ENGAGE WITH A VIBRANT COMMUNITY
Join the conversation. Join CAI's exchange to connect, share, and grow with industry peers.
Get Involved Locally: Join local events that boost your career growth and community involvement.

SUPPORT FOR LAWS AND REGULATIONS
Stay Compliant: Use CAI resources to ensure effective, law-compliant community governance.
Advocacy: Our Back-A-Door program support CAI's advocacy for community self-government and civility for the millions of people living within HOA communities.

ENJOY EXCLUSIVE RESOURCES AND DISCOUNTS
Member Savings: Unlock exclusive discounts on top publications, webinars, and events for your success.
Premier Content: Access expert insights and award-winning content to stay ahead.

STAY AHEAD WITH PRACTICAL KNOWLEDGE AND INSIGHTS
Educational Programs: Be the first to related educational programs led by industry professionals.
Membership Specific Certification Programs: With CAI you have access to programs that will certify you as a manager, homeowner leader and business partner.

Contact Us Today!
(760) 341-0559 admin@cai-cv.org

COACHELLA VALLEY COMMUNITY ASSOCIATIONS INSTITUTE
Better HOA Living



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The Palm Desert Commercial Pool Specialists

For over two decades, Gardner Outdoor & Pool Remodeling has set the standard for commercial pool renovation excellence across the Coachella Valley.

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- Tamarisk Villas HOA
- Fountain of Youth
- Coral Casino
- Ironwood Country Club
- Desert Sands Country Club
- Casas De Seville HOA
- The Renaissance
- PGA West Resort
- Desert Princess Country Club
- Hidden Valley Pool
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—John Martinez, Board President, Desert Falls Villas HOA

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30 HOA Living | APRIL, 2026



Board Members Reconnect at Classic Club Workshop

After several years without an in-person program, HOA board members from across the Coachella Valley gathered on March 10th at the Classic Club for CAI-CV's Board Member Workshop, bringing together more than 40 attendees for an afternoon of education, conversation, and renewed connection within the HOA community.

The program featured presentations from Sean Andersen a Reserve Analyst of Association Reserves, and Fred Scaglione, Controller at Albert Management, who guided attendees through key aspects of budget preparation and the importance of properly funding reserve accounts. Their insights helped board members better understand the financial planning strategies that protect their associations and ensure communities are prepared for future repairs and capital improvements.

CAI-CV extends its sincere appreciation to the sponsors who helped make the event possible. Harvest Landscape served as bar sponsor, while EmpireWorks, Southwest Landscape & Maintenance, and Southwest Security participated as exhibitors, providing valuable opportunities for attendees to learn more about services that support their communities. WICR Waterproofing, the Hamilton sponsor, welcomed board members with

a special touch — \$10 Amazon gift cards upon arrival.

The afternoon concluded with a lively cocktail reception featuring passed appetizers, giving board members and business partners the opportunity to continue conversations, share experiences, and build relationships that help strengthen HOA communities throughout the valley.

Building on the success of this program, CAI-CV will continue expanding educational opportunities for board members throughout the year. Additional free Zoom workshops will be offered on the second Tuesday of April, May, and September, and another in-person workshop and reception focused on Emergency Preparedness is planned for October 28th.

The strong turnout and engagement at the Classic Club reaffirmed the importance of bringing together the volunteer leaders and industry professionals who support HOA communities throughout the Coachella Valley. As CAI-CV continues to expand its educational programming, the chapter remains committed to serving as the region's leading resource for HOA governance, professional expertise, and meaningful collaboration between board members and the business partners who help communities thrive. 📍



A Guide to Study Time

BY JANAEE LANGRECK



CAMIC's free self-assessment tool offers CMCA candidates an honest, structured tool to gauge their comfort level with each domain identified as critical by industry experts and reflected on the exam. Unlike a course exam or the standardized certification exam, the self-assessment is a no-risk, formative resource. It is designed to help users identify strengths and weaknesses, plan targeted study, and build exam readiness without pressure or penalties.

The tool includes the full assessment plus a suggested study timeline.

INITIAL ASSESSMENT

- Go through each knowledge statement and job task for every domain.
- Rate your confidence level. Be honest. If you even pause to think about a topic, it probably should be rated lower. Your first instinct is usually accurate.

1 = Low: I have little to no knowledge of this topic, or I cannot explain it.

2 = Moderate: I know some, but I'm not confident to explain or apply.

3 = High: I feel confident I could apply or explain this in a real-world setting.

I Identify study priorities. Using the ratings, look for patterns. Topics dominating with 1s or 2s indicate high priority in high-weighted domains. Medium priority: mix of 1s, 2s, and some 3s. Low priority: mostly 3s where you genuinely feel confident.

I Set a first interim goal. Pick two of your high-priority domains. Write a specific goal: e.g., improve knowledge of procedures for managing unrecoverable debts by a certain date. Map out when you'll study them. Use the suggested study calendar as a guide.

ACTIVE STUDY PHASE

Focus first on the high-priority areas and then the moderate priorities before reinforcing all domains. The tool's timeline gives sample week-by-week phases.

Use active-recall strategies such as practice questions, flashcards, and explaining concepts out loud. Don't just re-read.

Employ spaced repetition: Revisit topics at increasing

intervals (three days later, one week later, two weeks later) to reinforce retention.

FINAL REVIEW AND READINESS CHECK

As your exam date approaches, the tool suggests a lighter review of all domains, targeted deep dives into persistent weak areas, and building test-taking confidence. Finally, before the exam, revisit the self-assessment one last time. If you still see many 1s or 2s, you may want to postpone and give yourself more time.

One of the most important principles behind the self-assessment is simple: Be completely honest about what you don't yet know. Inflating your confidence — marking a topic as a 3 when you're unsure — can pull your attention away from the areas that actually need work.

It's also helpful to treat the self-assessment not as a one-time activity but as a tool to revisit throughout your study period.

As you move through your study plan, repeated re-assessment keeps you calibrated, prevents complacency, and aligns with the science of spaced review — returning to topics at intervals rather than relying on last-minute cramming.

To get the most value from the tool, start with a defined date for your first assessment, then track your review dates and the resources you've used as you go.

Scheduling reassessments at set intervals helps keep momentum steady. And if everything initially looks like a 3, take a step back and ask whether you could confidently explain each topic to a board member or apply it in real practice. If the answer is no, mark it lower.

As your exam date approaches, this cycle becomes the clearest indicator of whether you're truly prepared. The goal of this tool is to identify what you know, what you don't, and what you've done to close the gap. Use the tool to shine a light on your path and let it guide you to success. 📌

Download the CMCA self-assessment tool at bit.ly/3JLrDfN.

Janae Langreck is project and volunteer manager at CAMICB. jangreck@camicb.org

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CAI-CV 2026 CALENDAR

APRIL

MONDAY	6	CITY OF INDIO WORKSHOP	1:30 PM	SUN CITY SHADOW HILLS
TUESDAY	7	CLAC ADVOCACY DAYS	7TH & 8TH	SACRAMENTO
TUESDAY	14	BMW	8:30 AM	ZOOM
THURSDAY	16	EDUCATIONAL TRADE SHOW	11:00 AM	PALM VALLEY CC
TUESDAY	28	BOARD OF DIRECTORS MEETING	3:00 PM	ZOOM

MAY

FRIDAY	1	SPRING GOLF TOURNAMENT	7:00 AM	SUN CITY PALM DESERT
TUESDAY	12	BMW	8:30 AM	ZOOM
THURSDAY	14	EDUCATION/PET DRIVE	11:00 AM	PALM VALLEY CC
MONDAY	25	MEMORIAL DAY OBSERVED	ALL DAY	CLOSED

JUNE

WEDNESDAY	3	CAI NATIONALS	3RD-5TH	FT LAUDERDALE
FRIDAY	12	NATIONAL CAM DAY RECEPTION	TBD	TBD
SATURDAY	13	INTERNATIONAL COMMUNITY MANAGER DAY	ALL DAY	
THURSDAY	18	EDUCATIONAL TRADE SHOW	11:00 AM	TBD
FRIDAY	19	JUNETEENTH OBSERVED	ALL DAY	CLOSED
TUESDAY	23	BOARD OF DIRECTORS MEETING	3:00 PM	ZOOM
FRIDAY	26	COMEDY NIGHT	5:30	TBD

JULY

FRIDAY	3	4TH OF JULY OBSERVED	ALL DAY	CLOSED
TUESDAY	14	BOARD CERTIFICATION PART 1	9:00 AM	ZOOM
THURSDAY	16	CAM SYMPOSIUM	TBD	TBD
FRIDAY	24	BOWLING NIGHT	5:30 AM	TBD
TUESDAY	28	BOARD OF DIRECTORS MEETING	3:00 PM	ZOOM

AUGUST

WEDNESDAY	5	EDUCATED BP CERT & RECEPTION	9:00 AM	ZOOM
TUESDAY	11	BOARD CERTIFICATION COURSE PART 2	9:00 AM	ZOOM
TUESDAY	25	BOARD OF DIRECTORS MEETING	3:00 PM	ZOOM

SEPTEMBER

MONDAY	7	LABOR DAY	ALL DAY	CLOSED
TUESDAY	8	BMW	8:30 AM	ZOOM
THURSDAY	17	EDUCATIONAL TRADE SHOW	11:00 AM	SUN CITY PD
TUESDAY	22	BOARD OF DIRECTORS MEETING	3:00 PM	ZOOM
SATURDAY	26	PICKLEBALL TOURNAMENT	7:00 AM	TBD
		CAI CEO-MC RETREAT	TBD	TBD

OCTOBER

FRIDAY	2	NETWORKING IN THE WILD	5:30	TBD
THURSDAY	15	EDUCATIONAL TRADE SHOW	11:00 AM	LIVING DESERT
FRIDAY	23	OKTOBERFEST	5:30 PM	TBD
TUESDAY	27	BOARD OF DIRECTORS MEETING	3:00	ZOOM
WEDNESDAY	28	BMW AND HOMEOWNER LEADER RECEPTION	3:00 PM	CLASSIC CLUB

NOVEMBER

THURSDAY	12	LEGISLATIVE EXPO	9:00 AM	TBD
FRIDAY	20	FALL GOLF TOURNAMENT	1:00 PM	TBD
TUESDAY	24	BOARD OF DIRECTORS MEETING	3:00 PM	ZOOM
THURSDAY	26	THANKSGIVING HOLIDAY	26TH & 27TH	CLOSED

DECEMBER

FRIDAY	4	SIPS AND SHOTS	5:30 PM	TBD
FRIDAY	4	BMW	8:30 AM	ZOOM
THURSDAY	17	EDUCATION TRADE SHOW	11:00 AM	TBD
TUESDAY	22	BOARD OF DIRECTORS MEETING	3:00 PM	ZOOM
TUESDAY	25	CHRISTMAS OBSERVED	ALL DAY	OFFICE CLOSED



VOLUNTEERS NEEDED

BE BOLD AND BE PART
OF THE FUTURE OF
CAI-CV



Your Support Makes All The Difference

By volunteering with CAI, members make a meaningful impact through education and advocacy while building connections and a strong sense of community.

HOW TO JOIN US

- Visit our website
- Choose Your Committee(s)
- Complete the Form
- Be connected to your committee

BENEFITS

- ✓ Make a Real Impact
- ✓ Build Connections
- ✓ Develop New Skills
- ✓ Create Meaningful Change

MAXIMIZE



Your Influence
by joining a
CAI Committee!

www.cai-cv.org/committee

2026 VOLUNTEER FORM

VOLUNTEER INFORMATION

Name: _____

Company/Organization:

Mailing Address:

Phone: _____

Alternate Phone: _____

Email:

I understand there is a 2-to-3-hour monthly commitment in serving on a CAI-CV committee and I understand that if I miss 3 or more meetings, I may be removed from the committee.

Signature:

Date:

Complete the form, scan and email to admin@cai-cv.org or go to www.cai-cv.org/committee to read descriptions, review committee charters and complete your volunteer form. You can use one form to sign up for multiple committees.

☐ **Awards Committee**

(Meets 2nd Thursday monthly at 12 PM)

☐ **Bowling Committee**

(Meets 2nd Wednesday monthly at 12 PM)

☐ **Business Partner Committee**

(Meets 1st Thursday monthly at 11 AM)

☐ **Education Committee**

Meets 3rd Thursday monthly at 4 PM)

☐ **Golf Committee**

(Meets 4th Friday monthly at 3 PM)

☐ **HOA Living Magazine Committee**

Meets 1st Wednesday monthly at 12 PM)

☐ **Homeowner Leader Committee**

(Meets 2nd Tuesday monthly at 8:30 AM)

☐ **Legislative Support Committee**

(Meets 3rd Thursday monthly at 12 PM)

☐ **Marketing Committee**

(Meets 2nd Monday monthly at 4 PM)

☐ **Membership Committee**

(Meets 1st Thursday monthly at 11 AM)

☐ **Oktoberfest Committee**

(Meets 1st Thursday monthly at 12 PM)

☐ **Professional Managers Committee**

(Meets 1st Wednesday monthly at 3:30 PM)

☐ **Social Media Committee**

(Meets 2nd Tuesday monthly at 12 PM)

☐ **Web & Tech Committee**

(Meets 2nd Tuesday Monthly at 12 PM)

☐ **Corks for CLAC Committee**

(Meets 2nd Wednesday monthly at 3:30 PM)

**THANK YOU FOR BEING
A PART OF CAI-CV!**

www.cai-cv.org/committee

CAI-CV UPCOMING EVENTS SCAN QR OR CLICK TO SIGN UP

APRIL



April Board Member Workshop
WHEN: April 14, 2026, 8:30 AM
WHERE: Zoom
REGISTRATION TODAY



**Educational Program
and Mini Tradeshow - AI The Next
Generation of Intelligence**
WHEN: April 16, 2026, 11:00 AM
WHERE: Palm Valley Country Club
REGISTRATION TODAY

MAY



**Educational Program
and Mini Tradeshow -
Expo and Pet Shelter Supply Drive**
WHEN: May 14, 2026, 11:00 AM
WHERE: Palm Valley Country Club
REGISTRATION TODAY

CITY & CAI-CV Workshops 2026



CAI-CV is partnering with cities across the Coachella Valley to offer homeowners engaging, information-filled workshops.

These sessions connect HOA residents directly with city resources and clearly explain what the HOA handles and what the city handles. No jargon. No confusion.

You'll leave ready to:

- Handle common HOA and neighborhood issues with confidence
- Know who's responsible — your HOA or the city
- Communicate more effectively with your association and local official
- Find helpful city programs, services, and resources

Indio	Rancho Mirage
Monday April 6, 2026 1:00 - 5:00 PM	Saturday TBD, 2026 Time TBD
Sun City Shadow Hills	Rancho Mirage Library

**Dates and locations are subject to change based on the city schedules*



SIGN UP FOR LOCAL EVENTS AT
CAI-CV.ORG

FOR CAI NATIONAL EVENTS AT
CAIONLINE.ORG



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